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CHAPTER 1 – DEVELOPMENT STANDARD ADMINISTRATION

Section 4-101 Purpose and Applicability.

- A. **Purpose.** Part 4 provides standards for *development density*, height, *setbacks*, *lot coverage*, *building design*, *parking*, *landscape*, access and circulation for pedestrians and vehicles, signs, lighting, and infrastructure. The intent of these regulations is to minimize land use conflicts, conserve and enhance design character and aesthetic values throughout the city; support crime prevention and safety including *accessibility* for *persons with disabilities*; and provide multi-modal transportation options for the general public.
- B. **Applicability.** Unless otherwise noted, all uses and *developments* shall conform to Part 4, Development Standards. Additionally, except for *density*, an increase in the defined maximum standards and/or a decrease in the required minimum standards in Tables 4-202A, 4-202B, 4-202C, 4-203A, 4-203B, 4-204 may be allowed up to the percentages noted in designated tables subject to a *use permit* and are considered a *development* standard of Part 4 of this Code.

City code reference—See TCC §14A, Historic Preservation Ordinance.

Section 4-102 General Regulations and Approval Criteria.

- A. **Commencement of Use or Development.** A *development* shall not be constructed, or a use commenced, except after its applications or plans are approved by the city in conformance with this Code.
- B. **Variances to Part 4.** Deviations from the standards set forth in Part 4 require approval of a *variance(s)* under Section 6-309.
- C. **Conformance to Approved Plans Required.** Any expansion of *building* or use, or *development* of land, shall conform to plans approved under Part 6. When an approval under Part 6 is required, the city or, in the case of the MU-Ed District, *Public University* may not issue a site development permit, a building permit, electrical permit or a mechanical permit for the project until the approval has been granted.
- D. **Completion or Bonding Prior to Final Inspection.** Prior to issuance of a final inspection, letter of compliance or a (temporary) certificate of occupancy, all required improvements shall be installed in accordance with plans approved by the Development Services Department or in the case of the MU-Ed District, *Public University*. The Development Services Department may accept a cash deposit, bond or an irrevocable letter of credit in an amount guaranteeing the complete installation of the required *landscape* and irrigation within six (6) months of notice of completion or certificate of occupancy. Failure to install the required *landscape* and irrigation shall result in the forfeiture of the deposit, bond, or letter of credit, and be deemed a violation of this Code.

E. Maintenance.

1. The owner or owner's association, or the lessee of the site, as applicable, shall maintain the *development* and property in conformance with the plans approved by the city. Any deterioration shall be considered a violation of this Code and any applicable ordinances.
2. Any *landscape* feature required in this section that does not survive, function properly, or is in need of repair, shall be replaced within thirty (30) days of its demise or damage. The Development Services Manager, or designee, may approve an extension when requested in writing, based on conflicts arising from construction activity, seasonal availability of materials, or a similar hardship.
3. *Landscape* features, lighting, walls, screening devices or other features installed in conformance with Part 4 of this Code shall not be modified or removed without prior approval by the Development Services Manager, or designee. The removal or destruction of such features without prior approval by the Development Services Manager, or designee, shall constitute a violation of this Code. In such case, the owner shall be required to replace said feature(s) with those of like size and quality, or alternate material may be approved by the Development Services Manager, or designee.
4. Improvements required under Part 4 of this Code shall be reasonably maintained.
5. Plant material and trees shall be pruned to promote a healthy growth pattern, natural characteristic form, and maximize shade.
6. The lack of *maintenance* shall constitute a violation of this Code, penalties for which are provided in Section 1-201.

Section 4-103 Reference to Other Design Guidelines and Standards.

- A. Overlay Districts.** The *overlay district* design and development standards contained in Part 5 are also applicable within *overlay districts*. When conflicts occur between the standards in Part 5 and Part 4, the standards in Part 5 shall apply.
- B. Design Guidelines.** The Appendix contains design guidelines that supplement the standards under Chapter 4, Building Design; Chapter 5, Access and Circulation; Chapter 6, Parking; Chapter 7, Landscape and Walls; and Chapter 8, Lighting. The guidelines are intended to be flexible and encourage creativity in design. Where conflicts exist between the guidelines and specific Code standards, the Code standards, where applicable, shall take precedence over the guidelines; the Development Services Manager, or designee, has the authority to make interpretations to resolve such conflicts.

CHAPTER 2 – GENERAL DEVELOPMENT STANDARDS

Section 4-201 Purpose and Applicability.

This chapter provides general standards for *development density*, *building height*, *lot coverage*, *setbacks* and clear vision areas for all base zoning districts. General development standards for Tempe's *overlay districts* are provided in Part 5.

Section 4-202 Development Standards for Residential Districts.

Tables 4-202A, 4-202B, and 4-202C, respectively, provide the development standards for Tempe's single-family residential and agricultural districts, multi-family residential districts, and *mobile home* districts.

Table 4-202A – Development Standards in Agricultural and Single-Family Districts(1)

Standard	AG	R1-15	R1-10	R1-8	R1-7	R1-6	R1-5	R1-4	R1-PAD	Use Permit Standard
Density (DU/Acre)	1	2.40	2.80	3.35	3.75	4	6	8	NS	NA
Minimum Net Site Area (square feet) per Dwelling	43,560 sf	15,000 sf	10,000 sf	8,000 sf	7,000 sf	6,000 sf	5,000 sf	4,000 sf except 3,000 sf for common wall	NS	NA
Minimum Lot Width (feet)	115 ft	115 ft	90 ft	80 ft	70 ft	60 ft	NS	NS	NS	10%
Minimum Lot Length (feet)	150 ft	120 ft	100 ft	100 ft	100 ft	100 ft	NS	NS	NS	10%
Maximum Height (feet) [Exceptions, see Section 4-205(A)]	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft	35 ft	NS	10%
Maximum Lot Coverage (% of net site area)	25%	45%	45%	45%	45%	45%	NS	NS	NS	10%
Setback (feet) (c): [Exceptions, see Section 4-205(B)]										
Front - Building	40 ft	35 ft	30 ft	20 ft	20 ft	20 ft	20 ft	15 ft except 20 ft for garage	NS	20%
Front - Open Structures (e.g. porch, trellis, patio wall)	35 ft	30 ft	25 ft	15 ft	15 ft	15 ft	15 ft	10 ft	NS	20%
Side	20 ft	15 ft	10 ft	7 ft	7 ft	5 ft (d)	5 ft (d)	5 ft (a)(d)	NS	20%
Rear	35 ft	30 ft	25 ft	20 ft	15 ft	15 ft	15 ft	15 ft	NS	20%
Street Side (b)	25 ft	20 ft	15 ft	10 ft	10 ft	10 ft	10 ft	10 ft	NS	20%

NS = No Standard. NA = Not Applicable.

(1) An *overlay district* may modify the above standards. See Part 5.

(a) 0 feet for *common wall*.

(b) *Street side yard setback* for *corner lots* adjacent to *key lots* shall be increased by 10 additional feet.

(c) See also, Section 3-401 for *setbacks* applying to *accessory structures* and *buildings*.

(d) Use Permit standard does not apply.

Table 4-202B – Development Standards in Multi-Family Districts (1)

Standard	R-2	R-3R	R-3	R-4	R-5	Use Permit Standard
Density (DU/acre)	10	15	20	25	30	NA
Minimum Lot Area per Dwelling Unit (square feet)	3,600 sf	2,900 sf	2,180 sf	1,740 sf	1,450 sf	NA
Building Height [Exceptions, see Section 4-205(A)]						
Building Height Maximum (feet)	30 ft	30 ft	30 ft	40 ft	50 ft	10%
Building Height Step-Back Required Adjacent to SF or MF District, [Section 4-404, Building Height Step-Back]	No	No	No	Yes	Yes	NA
Maximum Lot Coverage (% of net site area)	45%	45%	50%	60%	70%	10%
Minimum Landscape Area (% of net site area)	30%	30%	25%	25%	25%	10%
Setbacks (feet) (b): [Setback Exceptions, See Section 4-205(B)]						
Front						
Building	20 ft	20 ft	20 ft	20 ft	20 ft	20%
Open Structures (e.g. porch, trellis, patio wall)	15 ft	15 ft	15 ft	15 ft	15 ft	20%
Parking	20 ft	20 ft	20 ft	20 ft	20 ft	20%
Side						
Building Walls	10 ft	10 ft	10 ft	10 ft	10 ft	20%
Porch, Balcony, Patio Wall	5 ft (c)	5 ft (c)	5 ft (c)	5 ft (c)	5 ft (c)	20%
Common Walls	0 ft	0 ft	0 ft	0 ft	0 ft	
Rear						
Building Wall, Porch, Balcony, or Patio Wall	15 ft	15 ft	15 ft	10 ft	10 ft	20%
Common Walls	0 ft	0 ft	0 ft	0 ft	0 ft	
Street Side (a)	10 ft	10 ft	10 ft	10 ft	10 ft	20%
Parking	20 ft	20 ft	20 ft	20 ft	20 ft	20%

NS = No Standard. NA = Not Applicable.

(1) An *overlay district* may modify the above standards. See Part 5.

(a) *Street side yard setback* for *corner lots* adjacent to *key lots* shall be increased by 10 additional feet.

(b) See also, Section 3-401 for *setbacks* applying to *accessory structures* and *buildings*.

(c) *Use Permit* standard does not apply.

Table 4-202C – Development Standards in Mobile Home Districts (1)

Standard	R M H	MHS	T P	Use Permit Standard
Density (DU/Acre)	7	5.5	14	NA
Minimum Net Lot Area (square feet)	Rental Space 3,500 sf	Subdivision Lot 6,000 sf	Rental Space 1,500 sf	NA
Minimum Common Recreation Area per Dwelling (square feet)	400 sf	NS	100 sf	10%
Minimum Space/Lot Width (feet)	50 ft	60 ft	30 ft	10%
Minimum Space/Lot Length (feet)	70 ft	100 ft	55 ft	10%
Maximum Height (feet)	30 ft	15 ft	30 ft	10%
Maximum Lot Coverage per Rental Space or MHS Lot (b)	60%	50%	60%	10%
Minimum Yard Setback (feet)				
Front (a)	5 ft (c)	25 ft	10 ft	20%
Side (a)	5 ft (c)	7 ft	5 ft (c)	20%
Rear (a)	5 ft (c)	15 ft	5 ft (c)	20%
Street Side (a)	20 ft	10 ft	20 ft	20%

NS = No Standard. NA = Not Applicable.

(1) An *overlay district* may modify the above standards. See Part 5.

(a) The minimum *yard setback* in the above chart means the minimum distance of any portion of the mobile *structure* and *accessory structures* from the rental *lot lines* or individual *property lines*. See also, Section 3-401, *setbacks* for *accessory structures* and *buildings*.

(b) For the purposes of these districts, maximum *lot coverage* shall include all carports, patio covers and *accessory buildings*, and similar *structures*.

(c) *Use Permit* Standard does not apply.

Section 4-203 Development Standards for Commercial and Mixed-Use Districts.

Tables 4-203A and 4-203B, respectively, provide the development standards for commercial districts and mixed-use districts.

Table 4-203A – Development Standards in Commercial Districts (1)							
Standard	R/O	CSS (2)	CC	PCC-1	PCC-2	RCC	Use Permit Standard
Residential Density (DU/acre)	10	20 (U)	NS	15 (U)	25 (U)	0	NA
Building Height [Exceptions, see Section 4-205(A)]							
Building Height Maximum	30 ft	35 ft	50 ft	35 ft	40 ft	75 ft	20%
Building Height Step-Back Required Adjacent to SF or MF District, [Section 4-404, Building Height Step-Back]	No	No	Yes	Yes	Yes	No	NA
Maximum Lot Coverage (% of net site area)	35%	50%	NS	50%	50%	50%	20%
Minimum Landscape Area (% of net site area)	30%	15%	NS	15%	15%	15%	10%
Setbacks (a) [Exceptions, see Section 4-205(B)]							
Front	15 ft	0 ft	0 ft	0 ft	0 ft	25 ft	10%
Parking	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft	10%
Side							
Building Wall	10 ft	0 ft	0 ft	30 ft	30 ft	25 ft	10%
Common Wall	10 ft	0 ft	0 ft	0 ft	0 ft	25 ft	10%
Rear – Building Wall	10 ft	10 ft	0 ft	30 ft	30 ft	25 ft	10%
Street Side	10 ft	0 ft	0 ft	0 ft	0 ft	25 ft	10%
Parking	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft	10%

NS = No Standard. NA = Not Applicable. (U) = Denotes *use permit* requirement in those districts.

(1) An *overlay district* may modify the above standards. See Part 5.

(2) CSS district formerly known as CCR, C-1 and C-2 districts.

(a) See also, Section 3-401 for *setbacks* applying to *accessory structures* and *buildings*.

Table 4-203B – Development Standards in Mixed-Use Districts

Standard	MU-1 (1)	MU-2 (1)	MU-3 (1)	MU-4 (1) (2)	MU-Ed	Use Permit Standard
Residential Density (DU/acre)	10	15	25	NS	NS	NA
Building Height (feet) [Exceptions, see Section 4-205(A)]						
Building Height Maximum	35 ft	40 ft	50 ft	NS	NS	20%
Building Height Step-Back Required Adjacent to SF or MF District [Section 4-404, Building Height Step-Back]	Yes	Yes	Yes	Yes	(3)	NA
Maximum Lot Coverage (% of net site area)	NS	NS	NS	NS	NS	NA
Minimum Landscape Area (% of net site area)	NS	NS	NS	NS	NS	NA
Setbacks (feet) (a) [Exceptions, see Section 4-205(B)]						
Front – Building Wall	NS	NS	NS	NS	NS	NA
Side – Building Wall	NS	NS	NS	NS	NS	NA
Street Side	NS	NS	NS	NS	NS	NA
Rear	NS	NS	NS	NS	NS	NA

NS= No Standard. NA = Not Applicable.

(1) Requires PAD Overlay with initial zoning.

(2) MU-4 district formerly known as MG district.

(3) Development and uses other than *Public University uses* or *Public University related uses* that are adjacent to or separated by an alley from a *residential use* shall not exceed thirty (30) feet in height.

(a) See also, Section 3-401 for *setbacks* applying to *accessory structures* and *buildings*.

Section 4-204 Development Standards for Office/Industrial Districts.

Table 4-204 provides the development standards for Tempe's office/industrial districts.

Table 4-204 – Development Standards in Office/Industrial Districts (1)				
Standard	LID (2)	GID (3)	HID (4)	Use Permit Standard
Building Height (feet) [Exceptions, see Section 4-205(A)]				
Building Height Maximum	30 ft	35 ft	40 ft	10%
Building Height Step-Back Required Adjacent to SF or MF District [Section 4-404, Building Height Step-Back]	Yes	Yes	Yes	NA
Maximum Lot Coverage (% of net site area)	40%	NS	NS	10%
Minimum Landscape Area (% of net site area)	10%	10%	10%	NA
Setbacks (feet) (a) [Exceptions, see Section 4-205(B)]				
Front	30 ft	25 ft	25 ft	25%
Parking	20 ft	20 ft	20 ft	10%
Side	10 ft	0 ft	0	NA
Rear	10 ft	0 ft	0	NA
Street Side	30 ft	25 ft	25 ft	20%
Parking	20 ft	20 ft	20 ft	10%

NS = No Standard. NA = Not Applicable.

(1) An *overlay district* may modify the above standards. See Part 5.

(2) LID district formerly known as IBD district.

(3) GID district formerly known as I-1 and I-2 districts.

(4) HID district formerly known as I-3 district.

(a) See also, Section 3-401 for *setbacks* applying to *accessory structures* and *buildings*.

Section 4-205 Exceptions.

A. Increased Height. The following *structures* may extend above the maximum *building heights* provided in Sections 4-202 through 4-204:

1. Spires, crosses, belfries, cupolas, clock towers, or similar architectural features, attached to a *building* or free-standing, shall be no taller than twice the height of the tallest *building* on site, as measured from the curb elevation.
2. Penthouses or *roof structures* for the use of elevators, stairs, tanks, ventilation, or similar equipment required to ventilate the *building*, as well as fire walls, skylights, towers, chimneys, and necessary mechanical appurtenances, may be built above the height limits herein prescribed, but in no case shall *structures* above the permitted height limit be constructed for the purpose of providing additional habitable floor space. See also, Section 4-405, *Mechanical Equipment*.
3. A flagpole may extend no more than thirty-five (35) feet maximum height whether ground mounted or mounted on *buildings*. The height shall be measured from finish grade adjacent to the base of the pole or finish floor for building mounted poles.

B. Setbacks. The following architectural features are allowed to encroach into the *setback yards*:

1. Eaves, chimneys, bay windows, overhangs and similar architectural features, as determined by the Zoning Administrator, may encroach into *setbacks*, provided that applicable building codes are met.
2. An accessory *structure* may encroach into the standard rear and side *yard setback*, provided that required separation requirements for fire protection are provided through applicable building codes and the standards contained in Section 3-401 are met.

CHAPTER 3 – PUBLIC INFRASTRUCTURE

Section 4-301 Purpose and Applicability.

- A. **Purpose.** The purpose of Chapter 3 is to ensure the timely provision of adequate infrastructure, and promote orderly and efficient growth consistent with the Tempe General Plan.
- B. **Applicability.** This Code provides general requirements for transportation, sanitary sewer, water, and storm drainage system improvements located within public right-of-way, easements, and on land owned by the city. Conformance with the City of Tempe Public Works Department Standard Details and Engineering Design Criteria Manual and related standards is also required.

Section 4-302 General Requirements for Public Improvements.

- A. **Conformance with Public Facility Standards.** *Development plans*, when required to establish a use or *development*, shall conform to the general standards contained in this section, prior to the city granting land use or *development* approval. Public improvement design and construction, including sanitary sewer, water, storm drainage facilities, transportation facilities including pedestrian and bicycle pathways, *street* lights, public parks, or other improvements shall not be undertaken except after the appropriate plans have been approved by the city, permit fees paid, and permit issued. The design criteria and standards are described in the City of Tempe Public Works Department Standard Details and Engineering Design Criteria Manual. Construction standards are the Maricopa Association of Governments (MAG) standards with City of Tempe supplements.
- B. **Impact Analysis.** The city or other agency with jurisdiction may require an impact analysis prepared by a qualified engineer to determine sanitary sewer system, water system, storm drainage system, traffic, access, circulation and other public facility mitigation requirements.
- C. **Conditions of Approval.** The city may conditionally approve a land use or *development* application to ensure that the proposed *development* complies with applicable standards. Public facility improvements required as a condition of approval (i.e., when not otherwise proposed by the applicant), shall be roughly proportional to the impact of *development* and follow the Public Improvements (Exactions) Policy contained in the City of Tempe Engineering Design Criteria Manual.
- D. **Construction Plan Review and Permitting.** Public facility improvements (i.e., improvements to be dedicated to the City of Tempe) shall require a construction permit subject to review and approval by the City Engineer prior to commencing work, pursuant to Section 4-102(C).

Section 4-303 Transportation Improvements.

- A. Purpose.** The purpose of this section is to ensure that all *development* projects provide for a safe, attractive and functional transportation system that is *accessible* and accommodates all modes of transportation (automobiles, pedestrian, bicycling, and transit) in conformance with the Comprehensive Transportation Plan.
- B. Street Access.** All *developments* shall have approved access to a *public street*, in conformance with the provisions of Part 4, Chapter 5, Access and Circulation.
- C. Street Layout and Design.** The layout and design of *streets* and *alleys* shall conform to the Comprehensive Transportation Plan, the design standards and cross-sections contained in the City of Tempe Public Works Standard Details and the City of Tempe Transportation Design Guidelines.
- D. Dedications.** Required dedications shall conform to the following half-*street* dimensions:
1. *Public Streets.*
 - a. Arterial *streets* – fifty-five (55) feet;
 - b. Mid-section line, industrial and commercial collectors – thirty-three (33) feet;
 - c. Residential collectors and local multi-family, commercial and industrial *streets* – thirty (30) feet; and/or
 - d. Local residential *streets* – twenty-five (25) feet.
 2. *Private Streets.* Minimum twelve and one half (12 ½) feet.
- E. Connectivity.** To promote efficient circulation, *accessibility*, and neighborhood traffic calming, the design of new *streets* and *street* connections shall conform to the following maximum *block* length standards:
1. Commercial and Mixed-Use Districts: Six hundred (600) feet.
 2. Residential Districts: One thousand two hundred (1,200) feet.
 3. Office/Industrial Districts: One thousand two hundred (1,200) feet.

The maximum *block* length may be increased by the Development Services Manager, or designee, if the site conditions, or, the proposed *development* and use of the site make a shorter *block* length impracticable, and that other provisions are made for pedestrian and bicycle circulation. Appropriate provisions shall include, but are not limited to a safe, direct, and ADA *accessible* pedestrian access way being provided through the site, in conformance with the standards in Part 4, Chapter 5, Access and Circulation.

- F. Neighborhood Accessibility and Traffic Calming.** Proposed *streets*, *street* extensions, driveways, and pedestrian access ways shall be designed and located to slow traffic on local *streets* between residential neighborhoods and existing or planned commercial *services* and amenities, such as *schools*, shopping areas, parks, and transit facilities. Traffic calming features may also be required for the circulation systems and *street* access points of larger *developments*. Traffic calming measures, such as curb extensions, traffic circles, roundabouts, and special paving at *intersections*, shall conform to the City of Tempe Public Works Standard Details, Pedestrian and Bicycle Facility Design Guidelines, and emergency *service* provider requirements. *Streets*, driveways and pedestrian access ways shall also conform to the Americans with Disabilities Act (ADA).
- G. Transit Facilities.**
1. Bus pull-outs, shelter pads, shelters, and related right-of-way and easements may be required when a *development* is adjacent to an existing or planned bus stop or transit station. These facilities shall be integrated into the overall pedestrian plan of a project, and designed consistent with the City of Tempe Public Works Standard Details and Pedestrian and Bicycle Facility Design Guidelines.
 2. Pedestrian pathways shall be designed to provide a direct connection between the main *building* entrance and public sidewalks and transit stops. *Landscape plans* shall be designed to provide shading of the pedestrian pathways and transit stops, where applicable.
 3. Bus stop locations shall be subject to review and approval by the Public Works Manager.
 4. Furniture installed at bus stops shall be located to provide an *accessible* route between components and any switch boxes, mailboxes, utility boxes and similar features.
 5. All bus stops shall meet or exceed current ADA requirements for transit.
 6. Bus pullout areas shall be subject to review and approval by the Public Works Manager.
- H. Street Lights.** *Street* lights shall be installed concurrent with other city infrastructure requirements prior to occupancy, and conform to the City of Tempe Public Works Standard Details and the Engineering Design Criteria Manual contained in the Comprehensive Transportation Plan. *Street* lights in areas with *overlay districts* or redevelopment plans shall conform to any applicable guidelines (e.g., pedestrian lighting). *Street* light standards for *private streets* shall be determined through the Development Plan Review.

- I. **Street Stubs.** *Streets* shall be extended to the boundary lines of the parcel or tract to be *developed* when the decision-making body determines that the extension is necessary to give *street* access to future *development* on an adjoining parcel. These *street* stubs are not considered to be cul-de-sacs. The city may require the developer to provide a temporary barricade, and/or turnaround for *street* stubs over one hundred fifty (150) feet in length.
- J. **Grades and Curves.** *Street grades* and curves shall conform to the City of Tempe Public Works Standard Details.
- K. **ADA Accessibility.** Standards for the design of curbs, curb cuts, driveway approaches, ramps, gutters, sidewalks, and paving shall provide ADA *accessibility* and conform to the City of Tempe Public Works Standard Details, Engineering Design Criteria Manual and Transportation Design Guidelines.
- L. **Private Streets.** Plat approval is required to *develop private streets*. Access control gates shall conform to police, transportation, fire, and refuse access standards and provide emergency access override switches acceptable to the Fire Marshal. *Private streets* are required to meet the same construction standards as *public streets*, and lighting levels shall conform to city standards. The developer must provide a warranty on private roads deliverable to the City of Tempe Engineering Division.
- M. **Street Names.** No *street* name shall be used which duplicates or could be confused with an existing *street* name in the City of Tempe or adjacent city. *Street* names, *signs*, and address numbers shall conform to the established pattern in the surrounding area, and be subject to review and approval by the City of Tempe Engineering Division.

Section 4-304 **Sanitary Sewer, Storm Drainage, and Water System Improvements.**

- A. **Adequate Public Facilities.** Adequate sanitary sewer, storm drainage, and water system facilities, including required fire flow, shall be provided by the developer concurrent with *development* and redevelopment projects, in conformance with the City of Tempe Water Facility Master Plan, Storm Drainage Master Plan, and Sanitary Sewer Master Plan.
- B. **Design.** The design of sanitary sewer, storm drainage, and water system facilities shall conform to the City of Tempe Public Works Department Standard Details and Engineering Design Criteria Manual and shall be subject to review and approval by the City Engineer prior to construction. An approved grading and drainage plan by the Engineering Division is required prior to *development* approval. Storm water retention facilities shall additionally conform to the *landscape* standards in Section 4-702, General Landscape Standards.
- C. **Underground Facilities.** All sanitary sewer and water system facilities shall be located underground within exclusive easements, with the exception of some valves, mechanical and electrical devices and similar devices, which must be located above ground. Storm water retention facilities are permitted on the surface of the land.

- D. Storm Water Retention Required.** Storm water retention is an integral component of the city's storm water management program and compliance with Arizona Pollutant Discharge Elimination System (AZPDES) requirements. Due to limitations of discharge outlets, on-site retention is a high priority element for a successful program to minimize flooding and related property damage. *Development* is required to provide retention of the one hundred (100) year, one (1) hour storm on property outside of public rights-of-way. See also, City of Tempe Public Works Department Standard Details and Engineering Design Criteria Manual.

Section 4-305 Private Utilities Coordination.

When a *development*, addition or change in use requires new or expanded utility *services* (e.g., telephone, natural gas, cable television, internet, electricity, etc.), the developer/builder is required to contact the appropriate utility companies and coordinate underground installation of the utilities. The city will not participate in the cost of constructing or relocating utilities for private *development*. The developer/builder is also responsible for contacting Arizona Department of Water Resources for projects involving wells or ground water withdrawal. The city may require the relocation of existing utilities that are above ground to be underground.

CHAPTER 4 – BUILDING DESIGN

Section 4-401 Purpose and Applicability.

- A. **Purpose.** The purpose of Chapter 4 is to ensure that *buildings* are designed with aesthetic values that are contextually appropriate; compatible relationships with their surroundings; defensible space and crime prevention features; *accessibility* to pedestrians and those with disabilities; and proper addressing. Refer to Section 6-306(D).
- B. **Applicability.** The standards in Chapter 4 apply to all *buildings*, except single-family (detached) *dwelling*s, MU-Ed District and unmanned utility *buildings*. Standards for building design in the MU-Ed District shall be established through the Joint Review Committee.

Section 4-402 Public Safety Radio Amplification System.

- A. Public safety radio amplification systems shall be provided in the following *buildings*:
 1. New *buildings* greater than fifty thousand (50,000) square feet;
 2. Existing *buildings* over fifty thousand (50,000) square feet when modifications, *alterations* or repairs exceed fifty percent (50%) of the value of the existing *building(s)* and are made within any twelve (12) month period or the usable floor area is expanded or enlarged by more than fifty percent (50%); and
 3. All basements where the occupant load is greater than fifty (50) regardless of the occupancy, and/or sub-level *parking structures* over ten thousand (10,000) square feet. See Tempe City Code Chapter 9, Article II, Sections 9-21 through 9-32.

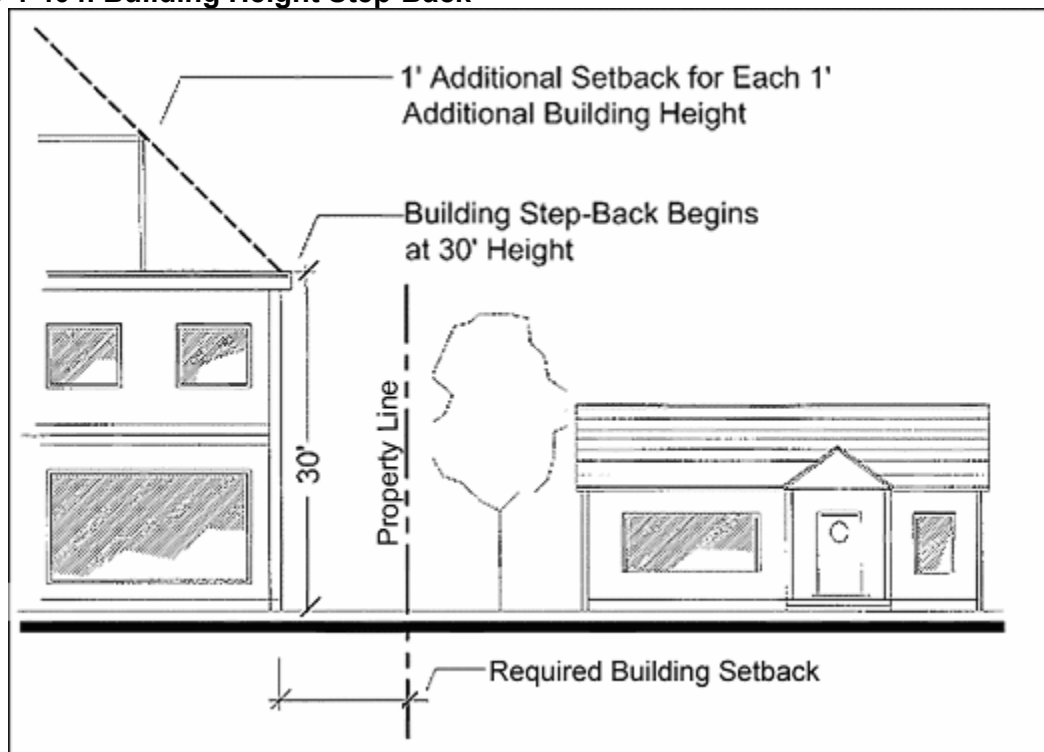
Section 4-403 Building Identification.

Buildings are required to have a site address, as assigned by the city. *Building identification signs* and site addresses shall conform to the standards in Section 4-903(A).

Section 4-404 Building Height Step-Back.

When a district other than single-family is immediately adjacent or separated by an *alley* to a single-family or multi-family residential district, (except when such single-family or multi-family districts are used for a public park) *building* facades are required to step-back, one (1) additional foot *setback* for each one (1) foot additional *building height* over thirty (30) feet. Step-back requirements begin at a height of thirty (30) feet. The *building* facades shall step-back as generally illustrated in Figure 4-404, below:

Figure 4-404. Building Height Step-Back



Section 4-405 Mechanical Equipment.

- A. All *roof mounted mechanical equipment* shall be concealed on all sides by elements that are an integral part of the *building* design and are equal to or greater in height than the *mechanical equipment*. Ground-mounted equipment may be screened using a masonry wall or other durable material as approved through development plan review.
- B. *Mechanical equipment* (e.g., satellite dish, cooling tower, or similar features) that cannot be concealed due to their unique functional requirements, as determined by the Zoning Administrator, shall be made visually subordinate with architectural features that blend with the design of the *main building* and meet building code standards, as approved through development plan review.

Section 4-406 Employee Service Entrances and Exits.

Employee service exit and entrance doors shall be equipped with a security vision panel. A vision panel is a six (6) inch by six (6) inch high density, impact resistance acrylic or laminated glass window center mounted on a door, and located sixty-three (63) inches from the center of the glazing to the bottom edge of the door. Wire glass vision panel is acceptable when required by applicable codes. This section applies only to new *buildings* designed for commercial, office/industrial or institutional uses, and does not apply to exterior doors installed to provide access to *building* utilities only. The Development Services Manager, or designee, may approve other types of vision panels providing equal security.

Section 4-407 Art in Private Development.

The property owner(s) of any project that contains more than fifty thousand (50,000) square feet *net floor area* of commercial or *office* use within any zoning district, or a phase of a larger project approved after February 24, 1990 that contains a total of more than fifty thousand (50,000) square feet *net floor area* of commercial or *office* use within any zoning district, shall contribute to Art In Private Development. The art contribution shall take the form of either on-site installation of exterior artwork or an equivalent cash donation to the Tempe municipal arts fund. All art contributions shall conform to the City of Tempe Art In Private Development Guidelines adopted by the City Council (See Appendix D).

CHAPTER 5 – ACCESS AND CIRCULATION

Section 4-501 Purpose and Applicability.

- A. **Purpose.** The purpose of Chapter 5 is to implement the Comprehensive Transportation Plan and ensure that *developments* provide safe and efficient access and circulation for pedestrians (including ADA and transit *accessibility*), *motorized vehicles*, and bicycles.
- B. **Applicability.** Section 4-502 provides standards for vehicular access and circulation. Section 4-503 provides standards for pedestrian and bicycle access and circulation. These standards are intended to be used in conjunction with the standards for *buildings*, *landscapes*, and *streets*, as provided in other chapters of this Code.

Section 4-502 Motor Vehicle Access and Circulation Standards.

- A. **Purpose.** This section provides for vehicle ingress and egress, internal circulation, and transportation demand management options within *developments*. Vehicular access and circulation must be properly designed so that city's *street* system will be able to accommodate traffic at an acceptable level of *service*. Thus, this section is intended to balance the right of reasonable access to private property with safe and efficient travel. *Streets* have been categorized in the Comprehensive Transportation Plan by function, and classified for access purposes based upon their level of importance and function. Regulations have been applied to these roadways for the purpose of mitigating traffic demand and reducing traffic accidents, personal injury, and property damage attributable to access systems, and to thereby improve the safety and operation of the *street* network. These regulations further the orderly use of land, protect community character, provide universal pedestrian and bicycle access, and conserve natural resources by promoting well-designed road and access systems.
- B. **City Approval of Access Required.** Access to a *public street* requires approval by the Public Works Manager based on the standards contained in this Code and the City of Tempe Public Works Standard Details.
- C. **Traffic Impact Analysis.** The city may require a traffic impact analysis prepared by a registered engineer to determine access, circulation, transportation demand management, and other reasonable transportation system mitigation requirements in reviewing a land use or *development* application. This analysis shall generally conform to the city's Policy for Transportation Impact Studies (Transportation Division), as amended.
- D. **Access Location Options.** One (1) or more of the following access locations shall be required by the city, consistent with the city's access spacing standards in Section 4-502(G), and based on land use or development review (list is prioritized):
 1. Access through adjacent property when cross-access easement is provided;
 2. Access from arterial *street* in conformance with access spacing standards;

3. Access through *alleys* is permitted subject to the provisions under Section 4-502(E);
4. Access through existing or proposed side *street*, if a *corner lot* or double frontage *lot*;
5. Access from frontage *street* (parallel to arterial or freeway); and
6. Site specific combination of above options.

E. Number of Access Points.

1. For single-family and two (2) *family (duplexes)* residential uses, one (1) *street* access point is permitted per every fifty (50) feet of *street* frontage. There is no restriction on the number of access points to *alleys*.
2. For multi-family, commercial, office/industrial, public facility, and institutional *developments*, the number of *street* access points shall be minimized to protect the function, safety and operation of the *street* system. Shared access may be required in *new developments*.

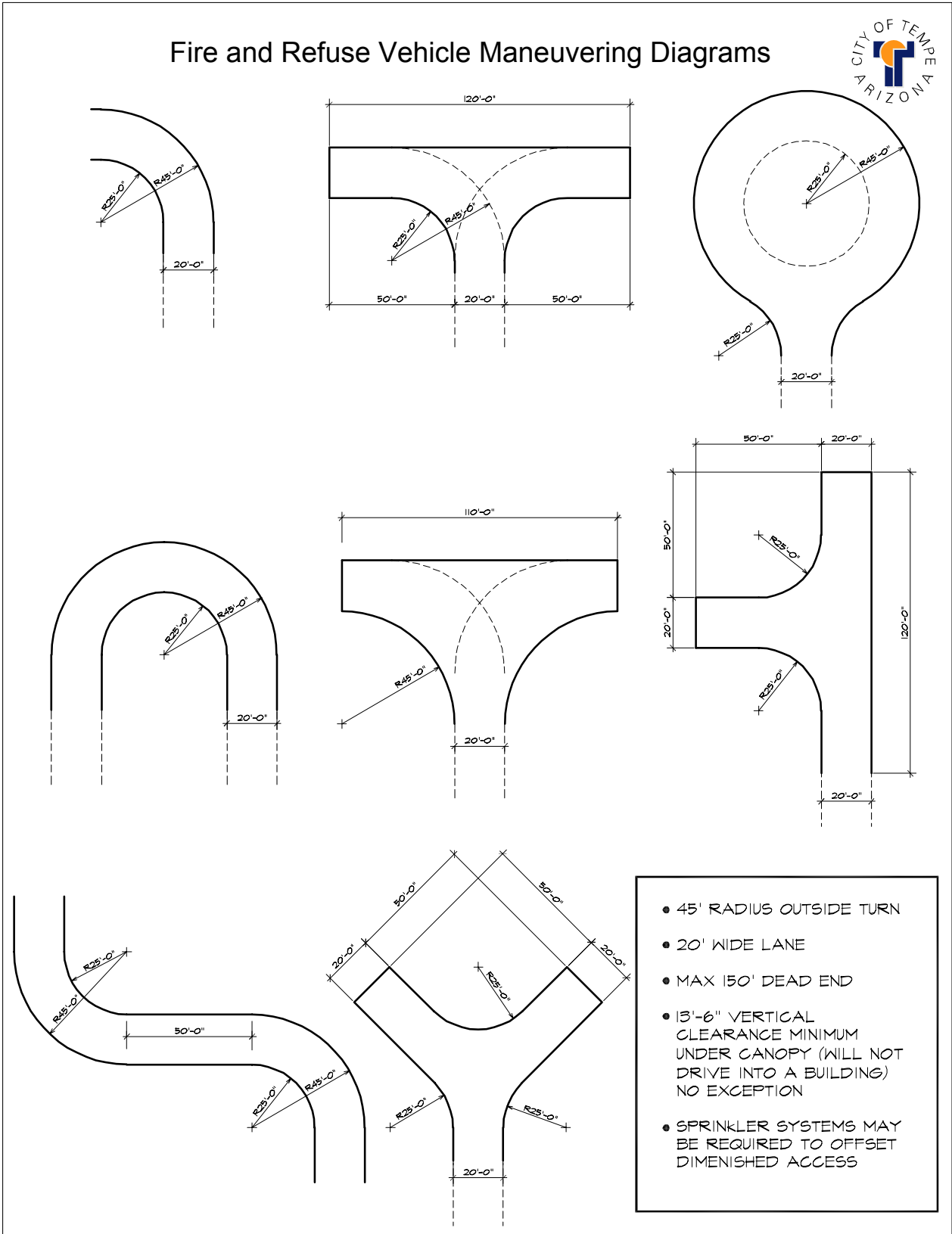
F. Access – Ingress and Egress.

1. All *parking* areas shall be designed so as to provide ingress and egress from a *public street* by forward motion of the vehicle. Single-family *developments*, or multi-family *developments* with eight (8) or fewer *dwelling* units, when located on a local residential *street*, are exempt from this requirement;
2. Using an *alley* for access to a non-single *family* use *parking* area opposite any single-family (R1) zoning district is permitted only when part of an approved *use permit*. If a *use permit* is granted, then the *alley* must have a paved surface as approved through Development Plan Review and based on the City of Tempe Public Works Department Standard Details or alternate materials as approved by Public Works;
3. All off-*street parking* areas shall have access to a *public street* by means of a paved driveway that extends a minimum of twenty (20) feet from the *public street* right-of-way to the *parking* area. All *parking* areas shall be *setback* from the *public street* right-of-way by a minimum of twenty (20) feet; and
4. Where an entry gate or guardhouse controls vehicle access or egress, a stacking lane shall be provided as recommended by the Public Works Manager or his or her designee. The stacking lane shall not interfere with vehicle maneuvering, traffic flow of aisles, *streets*, bike paths, *parking* spaces, and sidewalks.

G. Access and Maneuvering for Fire and Refuse Trucks.

1. *Parking lots* shall have the necessary dimensions for the on-site maneuvering of refuse vehicles and fire trucks, as determined by the Public Works Manager. A minimum twenty (20) foot wide, unobstructed driveway, lane, or other access way and turn-around may be required for this purpose. If off-site maneuvering is necessary, a permanent, recorded cross-access easement must be filed with the Public Works Manager prior to issuance of a building permit.
2. A fire equipment access lane shall be provided for any portion of an exterior wall of the first story of a *building* that is located more than one hundred fifty (150) feet from an existing *public street* or approved fire equipment access drive.

Figure 4-502 G. Fire and Refuse Vehicle Maneuvering Diagrams



H. Access Spacing. Driveway access shall be separated from other driveways and *street intersections* in accordance with the following standards and procedures. Any modifications of these standards shall be determined by the Public Works Manager:

1. **Local Streets.** Driveways on local *streets* shall be separated from *alleys* by a minimum of twenty (20) feet, as measured from the edges of driveway apron/*alley*. Driveways shall be separated from adjacent local *street intersections* by a minimum of twenty (20) feet from the point of *intersection* based on *property lines*.
2. **Arterial and Collector Streets.** Access spacing on collector and arterial *streets* shall be based on the policies in the Comprehensive Transportation Plan. Driveway curb cuts shall not be located within one hundred (100) feet of the point of *intersection* of *property lines* at arterial or arterial/collector *street intersections*.
3. **Access Management.** Access management controls, such as shared access, and/or access separation greater than that specified by subsections 1 & 2 above, may be required by the city for the purpose of protecting the function, safety and operation of the *street*. Where no other reasonable access alternative exists, the city may allow construction of an access connection along the *property line* farthest from an *intersection*. In such cases, directional connections (i.e., right in/out, right in only, or right out only) may be required.

General Plan Reference -- See Comprehensive Transportation Plan provisions.

I. Vertical Clearances. Driveways, *private streets*, aisles and turn-around areas, when required for fire and refuse access, shall have a minimum vertical clearance of thirteen (13) feet six (6) inches for their entire length and width.

J. Vision Clearance. Driveways, *private streets*, aisles, turn-around areas, *parking structure* entrances, and ramps shall conform to the clear vision requirements in Section 4-702(G).

K. Driveways. Driveways shall be the minimum width necessary to provide the required number of vehicle travel lanes and to promote traffic calming in pedestrian areas. The specific driveway design standards are provided in the City of Tempe Public Works Department Standard Details and Transportation Guidelines, contained in the Comprehensive Transportation Plan.

L. Driveway and Private Street Construction. The following *development* and *maintenance* standards shall apply to all driveways and *private streets*:

1. **Surface.** Driveways, *parking* areas, aisles, and turn-arounds shall be paved with asphalt or concrete; or alternatively, a dust-proof, porous paving material (e.g. decomposed granite) may be used when approved by the Development Services Manager, or designee, as part of a storm drainage retention plan. When such porous paving material is used, tire cleaning strip(s) shall be provided at each egress (i.e. to prevent any loose gravel from entering the right-of-way). Use of porous paving materials shall conform to ADA design guidelines. (Refer to Federal ADA guidelines).

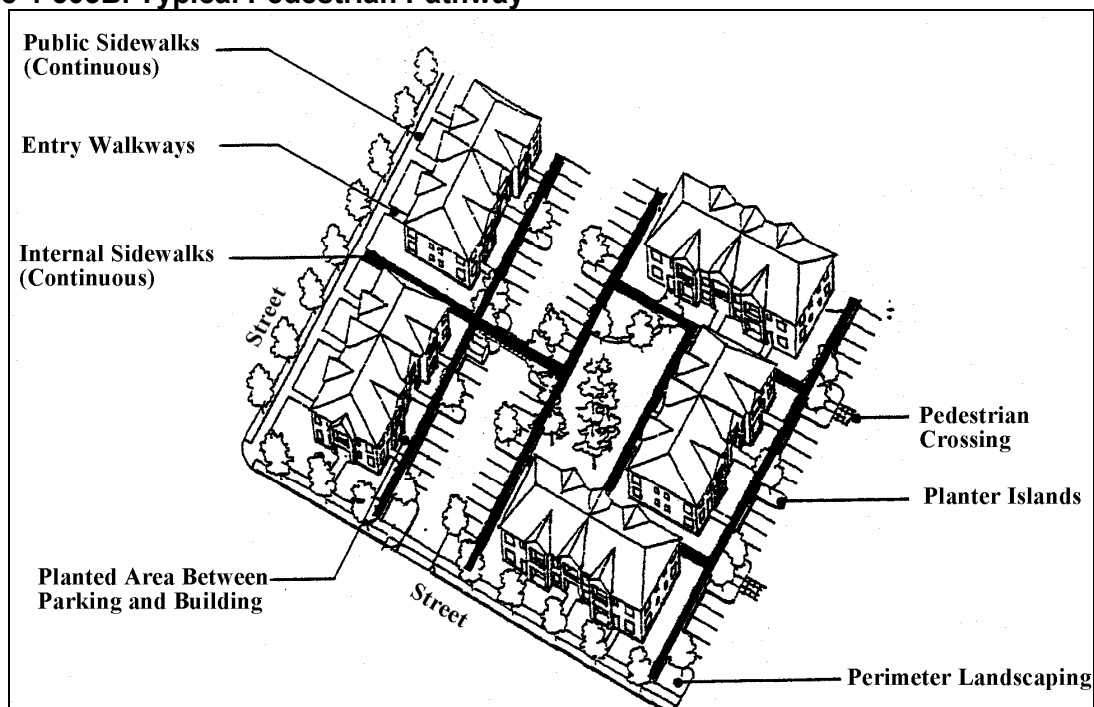
2. Storm Drainage Management. All *development* and redevelopment projects shall convey storm drainage from driveways in conformance with an approved storm drainage retention plan.

M. Mobile Home Park, Mobile Home Subdivision, and Trailer Park Access. Mobile home parks, *mobile home subdivisions*, and *trailer parks* shall conform to the access requirements in Section 3-416(A).

Section 4-503 Pedestrian and Bicycle Access and Circulation Standards.

- A. Purpose.** The purpose of this section is to implement the Comprehensive Transportation Plan, provide transportation options and ensure that new pedestrian and bicycle facilities are designed to be attractive, safe and convenient to use, as well as ADA *accessible* and supportive of transit use.
- B. Pedestrian and Bicycle Accessibility.** All projects that are subject to the provisions of this Code shall provide for pedestrian and bicycle *accessibility*. *Accessibility* shall be from a direct, convenient and attractive pathway system that conforms to the following standards:
 1. Continuous Pathways. A pathway system shall extend through the *development* site and connect the *street* sidewalk to all primary *building* entrances, as generally shown in Figure 4-503B. The Development Services Manager, or designee, may require the developer to connect or stub a pathway(s) to adjacent *streets*, private property, adjacent trails, plazas, future phases of *development*, and open space areas (when a reciprocal access easement is available or can reasonably be provided).

Figure 4-503B. Typical Pedestrian Pathway



C. Pathway Safety, Comfort, and Convenience. All portions of a *development* shall be *accessible* by a direct, convenient, attractive, safe and comfortable system of pedestrian facilities, as follows:

1. **Direct:** The pathway does not deviate unnecessarily from a direct route or involve a significant amount of out-of-direction travel for likely users.
2. **Safety and comfort:** The pathway is free from hazards, has appropriate lighting levels (i.e., relative to the adjacent use and considering natural surveillance), is suitable for people in wheelchairs (e.g., traction, not bumpy, etc.) and people with visual impediments and provides a reasonably direct route of travel between destinations. The use of shade trees or shade *structures*, and light color or contrast paving materials are required along pathways that cross surface *parking lots*, in accordance with Section 4-503(F).
3. **Access to primary *building* entrances and *parking* areas:** For commercial, industrial, *mixed-use*, public and institutional *buildings*, at least one pedestrian pathway shall connect the public sidewalk to a primary entrance, and at least one pathway shall connect the primary *building* entrance to the *street* sidewalk; these may be one in the same if it is “direct”. A “primary entrance” is the main public *building* entrance. In the case where no public entrance exists, pathway connections shall be provided to the main employee entrance. For multi-family *buildings* and ground-floor residential uses in *mixed-use buildings*, the “primary entrance” is the front door (i.e., facing the *street*); except that multi-family *buildings* or *courtyard* housing in which each unit does not have its own exterior entrance facing a *street*, the “primary entrance” may be a lobby, *courtyard*, plaza or breezeway which serves as a common entrance for more than one *dwelling*.
4. **Pedestrian amenities:** Pedestrian amenities shall be provided along sidewalks and pathways to support defensible space, crime prevention, pedestrian comfort and *accessibility*, in conformance with Section 4-705.
5. ***Accessibility:*** The pathway system shall comply with ADA requirements.

D. Pedestrian and Bicycle Access Ways. Access ways (for pedestrians and bicycles) shall be provided through a site in the following situations: such pathways are identified in the city’s adopted bicycle/pedestrian plans; where the *block* length exceeds the length required by Section 4-303(E); where cul-de-sacs or dead-end *streets* are planned; to connect the ends of the *streets* together, to other *streets*, and/or to other *developments*, where practicable. Such access ways shall conform to and comply with all of the following criteria:

1. Multi-use access ways (i.e., for pedestrians and bicyclists) may be required, as determined by the Public Works Manager, based on the likely use of the access way;
2. The access way shall be lighted in conformance with Section 4-803(D);
3. Ramps are required for slopes greater than five percent (5%);

4. Landscape within the pathway easement/right-of-way shall be required for screening, to maximize shade, and the privacy of adjoining properties, consistent with in Section 4-702, General Landscape Standards.

E. Design and Construction Standards for Pathways and Access Ways. At a minimum, all pathways and access ways shall conform to all of the standards in subsections 1-5 below, and the City of Tempe Transportation Guidelines, contained in the Comprehensive Transportation Plan. See also Figure 4-503 B.

1. **Vehicle Separation from Pathways and Access Ways.** Where pathways and access ways are parallel and adjacent to a driveway or *street* (public or private), they shall be raised six (6) inches and curbed, or separated from the driveway/*street* by a buffer strip, with a minimum width of seven (7) feet, utilizing bollards, a *landscape* berm, or other physical barrier. If a raised path is used, the ends of the raised portions must be equipped with *accessible* curb ramps.
2. **Housing Separation from Pathways and Access Ways.** Pedestrian pathways and access ways shall be separated a minimum of ten (10) feet from all residential living areas on the ground-floor, except at *building* and *courtyard* entrances, to provide for privacy in living areas. Separation is measured from the pathway edge to the closest *dwelling* unit. The separation area shall be *landscaped* in conformance with the provisions of Section 4-706, Screens, Walls, and Access Control Landscapes. Pathway/*building* separation is not required for commercial, industrial, public, or institutional uses, except as may be required through a land use or *development* plan review.
3. **Private Crosswalks.** Where pathways and access ways cross *parking* areas, driveways, or *private streets*, they shall be clearly marked in accordance with ADA standards.
4. **Surface Materials.** Pathway and access way surfaces shall be concrete, and have a width that is based on their function. Pavers, brick, and other ornamental paving may be used if it has a smooth finish, and textured or bumpy materials may be used as an edge treatment, provided that an *accessible* route is provided between the edge treatments. Multi-use paths (i.e., for bicycles and pedestrians) shall be concrete or asphalt. Heat dissipating colors and materials are preferred.
5. **Accessible Routes.** Pathways and access ways shall provide *accessible* routes of travel, as defined and required by ADA.

F. Requirements for Shade on Long Access Ways and Pathways. When the primary entrance of a *building* is more than one hundred fifty (150) feet from the nearest point of a public sidewalk, and the entrance is accessed by a pathway traversing a *parking lot*, then an overhead shade *structure* or tree canopy is required along the pathway. Shade elements may include opaque *structures* (e.g., arbor, pergola, portico, awning, canopy, etc.) and/or shade trees planted with a minimum of one (1) tree provided for every twenty-five (25) feet of lineal pathway. Tree location and spacing shall be established through the development plan review. See also Section 4-503(C).

CHAPTER 6 – PARKING

Section 4-601 Purpose and Applicability.

- A. **Purpose.** The purpose of Chapter 6 is to provide standards for vehicle and bicycle *parking* facilities. This chapter recognizes that each *development* has unique *parking* needs and provides a flexible approach for determining *parking* space requirements.
- B. **Applicability.** Conformance to the standards in Chapter 6 shall be required for all uses and *developments*, except as noted herein, except in the MU-Ed District parking standards shall be established through the Joint Review Committee. Construction or modification of any *parking* area, except single-family residential *parking* areas, shall comply with plans that have been approved by the city. Single-family *parking* areas shall conform to Section 4-602(C).

Section 4-602 General Parking Standards.

- A. **Parking Required.** No use shall provide less than the minimum or more than the maximum number of off-street *parking* spaces required under Section 4-603. The use of any property is conditional upon the unqualified continuance and availability of the *parking* as required by this Code. In phased projects, individual phases of the project are exempt from the maximum *parking* standards, provided that the project does not exceed the maximum allowable *parking* at build-out.
- B. **Parking Standards Applicable in All Zoning Districts.**
 - 1. *Parking* spaces shall conform to the clear vision requirements in Section 4-702(G) and the vehicle and pedestrian circulation standards in Sections 4-502 and 4-503 respectively;
 - 2. *Parking* is allowed only on paved *parking* surfaces. Pavement may be concrete, asphalt, or a porous material approved by the Development Services Manager, or designee. Where decomposed granite or similar porous pavement is used, it shall conform to ADA guidelines and the *parking lot* entrance(s) and exit(s) shall have tire cleaning strips to remove loose particles from the tires of vehicles;
 - 3. A *parking* area shall be located on the *lot* it serves, or on a *contiguous lot*. Whenever required *parking* is provided on a *contiguous lot* a parking covenant and agreement shall be filed with the Development Services Department prior to issuance of a building permit;
 - 4. *Parking* for uses located on property zoned as multi-family residential, commercial, *mixed-use* or *office/industrial* may not be provided on any property in a single-family (R1) district. *Parking* for any non-residential use permitted in the single-family zoning districts may be located in any other zoning district;

5. A curb or bumper guard at least six (6) inches in height shall be installed so that no part of any vehicle extends into any *landscape setbacks* or *landscape* areas required by this Code or beyond any *property line*. *Parking* may overhang non-required landscape by two (2) feet in which case the length of *parking* stall shall be reduced by two (2) feet;
6. A curb or bumper guard at least six (6) inches in height shall be installed so that no part of any vehicle extends into a pathway or beyond any *property line*. *Parking* may overhang pathways by two (2) feet when pathway is a minimum six (6) feet in width. No vehicle may overhang any bikeway facility or public sidewalk;
7. A *landscape* island shall be installed at the ends of each row of *parking*. Additional *landscape* islands shall be installed such that no more than 15 consecutive *parking* spaces occur. See parking facility *landscape* standards under Section 4-704;
8. Except as provided in Section 4-602(C)(1), below, *recreational vehicles* exceeding twenty-one (21) feet in length and all boats and *trailers* shall not be parked in the required front *yard* or required *street* side *yard*, except for periods of up to forty-eight (48) hours within seven (7) consecutive days for the purpose of loading, unloading and cleaning; and
9. All *parking* spaces shall be adequately marked, and the paved area shall be properly drained and kept free from dust or loose particles at all times.

C. Parking Standards Applicable in Single-Family Uses and Development. In addition to the requirements of Section 4-602(B) above, the following standards shall be met in all single-family (R1) and agriculture (AG) zoning districts:

1. *Recreational vehicles*, boats, and boat *trailers* that exceed twenty-one (21) feet in length and are parked or stored in the required front *yard building setback* or required *street* side *yard setback* shall be subject to a *use permit*;
2. *Parking* requirements for projects in the R1-PAD district shall be established with the PAD Overlay approval; and
3. Required *parking* spaces may be located in the required front *yard* or required *street* side *yard* subject to a *use permit*.

D. Parking Standards Applicable in Zoning Districts Other Than Single-family. In addition to the requirements of Section 4-602(B) above, those uses allowed in all other zoning districts shall comply with the following regulations:

1. Tandem *parking* may be allowed, subject to an approved *use permit* ;
2. Paved areas that are in a fire lane, driveway, drive-through lane or service bay and that are needed for circulation in front of loading ramps or bay doors shall not be used for *parking* or outdoor display at any time. *Parking* stalls that would *block a building* entrance are prohibited;

3. *Parking structure* designs shall minimize risk and opportunity for crime through clearly marked and *accessible* pedestrian routes, way-finding, lighting, and opportunities for surveillance; and
4. *Parking lots* for adjacent commercial uses are permitted in any multi-family district subject to a *use permit*.

Section 4-603 **Parking Ratios.**

The number of required off-street vehicle and bicycle *parking* spaces shall be calculated for each use as follows:

- A. **On-Site Parking Spaces.** The minimum *parking* ratios in Table 4-603E, below, are applied to each use on the site. Statements like "+ office" are intended to remind the applicant to identify and include all independent uses. *Parking* calculations shall be provided for every separate main or primary use on the site, as identified in the site and floor plans submitted for city approval.
- B. **Accessible Parking Spaces (Americans with Disabilities Act - ADA).** The minimum number of *accessible parking* spaces shall conform to ADA requirements. Refer to Federal ADA code.
- C. **Maximum Parking Spaces.** Except for the RCC zoning district and all MU districts, the number of *parking* spaces provided by any *development* in surface *parking lots* shall not exceed one hundred twenty-five (125) percent of the minimum required spaces in Table 4-603E, except as follows:
 1. *Parking* within the *building* footprint of a *structure* (e.g., rooftop *parking*, below-grade *parking*, multi-level *parking structure*);
 2. When a change in use causes a lower *parking* requirement;
 3. *Parking* spaces managed for shared *parking*;
 4. A *use permit* is required to provide more surface *parking* than the maximum standard and additional *landscape* is required per Section 4-704(A).; and
 5. Phased projects do not need to comply, until the final phase is constructed.
- D. **Parking Calculations.** If the Zoning Administrator determines that an activity could function independent of the main use for the space, *lot* or *building*, then it must be included in the required *parking* calculation and must provide *parking* of its own. A separate *parking* calculation is not required for *accessory uses*. *Parking* calculations shall follow the requirements below:
 1. When multiple uses are proposed, the fractional *parking* requirement for each use is added together prior to rounding, per Section 1-209;

2. *Net floor area* shall be used for square footage calculations, except where otherwise indicated;
 3. The following standards apply to specified and unspecified tenant spaces in industrial *buildings*:
 - a. Specified Tenant(s):
 - i. Where tenants are specified and listed by name of company, *parking* is calculated according to the uses identified in the floor plan.
 - b. Unspecified Tenant(s):
 - i. This provision is specifically used for distribution and industrial *buildings* larger than one hundred thousand (100,000) square feet. The *building* shall be divided into equal tenant spaces with no tenant space containing more than forty thousand (40,000) square feet. After dividing the individual tenant spaces into twenty percent (20%) *office* use and eighty percent (80%) *warehouse* use, the *parking* standard is one space per five hundred (1/500) square feet for the first ten thousand (10,000) square feet of the *warehouse* use, and one space per five thousand (1/5,000) square feet for the remaining *warehouse* area. The *office* portion shall be calculated at one space per three hundred (1/300) square feet of *office* floor.
 - ii. This provision is specifically used for *office buildings*, *warehouse buildings*, or combination *office/warehouse buildings* that do not exceed forty thousand (40,000) square feet. *Parking* is calculated with twenty percent (20%) *office* and eighty percent (80%) *warehouse*. The *warehouse* standard is one space per five hundred (1/500) square feet for the first ten thousand (10,000) square feet and one space per five thousand (1/5,000) square feet for the remaining *warehouse* area. The *office* shall be calculated at one space per three hundred (1/300) square feet. No minimum floor area is specified in this scenario.
 4. Bicycle Parking. The bicycle *parking* ratios are indicated in the columns listed in Table 4-603 E. when required. Bicycle *parking* ratios in the "Bicycle Commute Area" apply to properties north of Southern Avenue extending north, east and west to the city limit lines.
- E. Parking Ratio Table.** Table 4-603E provides minimum off-*street parking* requirements for uses allowed by this Code. Requirements for uses not specifically listed shall be determined by the Zoning Administrator using the similar use ruling procedure in Section 6-301. *Parking* ratios for uses in all MU zoning districts shall be established through the PAD Overlay process.

Table 4-603E: Ratios for Off-Street Parking

Use	Vehicle Parking Minimums	Bicycle Parking Minimums	Bicycle Commute Area
Bed and breakfast	1 space per guest bedroom	NS	NS
Church/place of worship	1 space per 100 sf for sanctuary + school, etc.	1 per 1,500 sf	1 per 1,500 sf
Clinic (medical, dental, veterinary)	1 space per 150 sf	1 per 12,000 sf, 2 min	1 per 12,000 sf, 2 min
Club			
Bar/tavern/nightclub/teen night club	1 space per 50 sf	1 per 1,000 sf	1 per 500 sf
Lodge/club or similar	1 space per 125 sf	1 per 2,000 sf	1 per 2,000 sf
Conference/assembly	1 space per 125 sf	1 per 2,000 sf	1 per 2,000 sf
Childcare center	1 space per 300 sf	1 per 3,000 sf	1 per 1,500 sf
Entertainment			
Amusement park	1 per 500 sf of public area	1 per 5,000 sf	1 per 2,500 sf
Arcade	1 space per 150 sf	1 per 1,000 sf	1 per 500 sf
Billiard establishment	1 space per 125 sf	1 space per 2,000 sf	1 space per 1,500 sf
Bowling alley	5 spaces per lane + bar, etc.	0.5 per lane	0.5 per lane
Court (tennis, racquetball, etc.)	2 per court + restaurant, etc.	0.5 per court	0.5 per court
Golf course/clubhouse	4 spaces per green + restaurant, pro shop, etc.	0.2 per green	0.2 per green
Golf driving range	0.5 space per tee + retail (pro shop)	1 per 10 tees	1 per 10 tees
Mini-golf	1 space per hole + arcade, etc.	0.5 per hole	0.5 per hole
Museum	1 space per 250 sf	1 per 4,000 sf	1 per 3,000 sf
Stadium/arena	0.2 space per seat + restaurant, etc.	1 per 100 seats	1 per 100 seats
Team sports (volleyball, baseball, soccer, etc.)	9 per field or court	4 per field or court	4 per field or court
Theater	1 space per 3 seats	1 per 40 seats	1 per 30 seats
Fitness center	1 space per 125 sf or sum of components (courts, daycare, office, etc.), whichever is less	1 per 2,000 sf	1 per 2,000 sf
Fraternity/sorority	1.5 spaces per bedroom	0.5 per bedroom	1 per bedroom
Hospital	0.5 space per bed & 1 space per doctor on staff + 0.5 space per employee	0.2 space per employee	0.2 space per employee
Hotel/motel	1 space per unit + office, etc.	1 per 20 units	1 per 20 units
Manufacturing	1 space per 1,000 sf + office	1 per 10,000 sf	1 per 10,000 sf
Mini-warehouse/rental storage facilities	1 per 5,000 sf; includes manager's office	NS	NS

KEY:

NS = No Standards

sf = square feet

Table 4-603E: Ratios for Off-Street Parking

Use	Vehicle Parking Minimums	Bicycle Parking Minimums	Bicycle Commute Area
Mortuary	1 space per 125 sf	2 spaces	2 spaces
Nursing home/elder care	0.5 space per bed	0.05 per bed	0.05 per bed
Office	1 space per 300 sf	1 per 10,000 sf, 2 min	1 per 8,000 sf, 4 min
Call center	1 space per 150 sf	1 per 1,500 sf	1 per 750 sf
Restaurant			
Indoor	1 space per 75 sf	1 per 1,000 sf	1 per 500 sf
Outdoor	1 space per 150 sf, or 1 space per 4 seats/chairs if no patio wall	1 per 2,000 sf, or 1 per 50 seats/chairs if no patio wall	1 per 2,000 sf, or 1 per 50 seats/chairs if no patio wall
Take out only (no tables/chairs)	1 space per 300 sf	1per 10,000 sf, 2 min	1 per 7,500 sf, 4 min
Retail			
Indoor	1 space per 300 sf	1 per 10,000 sf, 2 min	1 per 7,500 sf, 4 min
Outdoor	1 space per 500 sf	1 per 5,000 sf	1 per 5,000 sf
Convenience store/gas	1 space per 300 sf	1 per 2,000 sf	1 per 1,000 sf
Furniture sales	First 10,000 sf @ 1 space per 500 sf + 1 space per 5,000 sf remaining	1per 5,000 sf	1 per 5,000 sf
Residential			
Mobile home/trailer	2 spaces + 0.2 guest spaces per unit	NS	NS
Multi-family			
Guest	0.2 space per unit	0.2 space per unit	0.2 space per unit
Studio	1 space per unit	0.5 per unit	0.75 per unit
1 Bedroom	1.5 spaces per unit	0.5 per unit	0.75 per unit
2 Bedroom	2 spaces per unit	0.5 per unit	0.75 per unit
3 Bedroom	2.5 spaces per unit	0.75 per unit	1 per unit
4 Bedroom	3 spaces per unit	0.75 per unit	1 per unit
Single-family	2 spaces per unit	R1-PAD requirement shall be established with the PAD Overlay	R1-PAD requirement shall be established with the PAD Overlay
School			
Elementary/junior high	1 space per 300 sf of classroom + office	1 per 1,000 sf	1 per 1,000 sf
Instructional	1 space per 200 sf of classroom + office	1 per 1,500 sf	1 per 1,500 sf
High school/college	1 space per 200 sf of classroom + office	1 per 1,500 sf	1 per 1,500 sf
Vocational	1 space per 200 sf of classroom + office	1 per 1,500 sf	1 per 1,500 sf

KEY:

NS = No Standards
sf = square feet

Table 4-603E: Ratios for Off-Street Parking

Use	Vehicle Parking Minimums	Bicycle Parking Minimums	Bicycle Commute Area
Service	1 space per 300 sf	1 per 10,000 sf, 2 min	1 per 7,500 sf, 4 min
Financial institution	1 space per 300 sf	1 per 3,000 sf	1 per 1,500 sf
Vehicles			
Car wash – automatic	1 space per 300 sf	4 spaces	4 spaces
Car wash – self serve	0.5 spaces per bay	NS	NS
Sales/rental	1 spaces per 300 sf; 7 spaces min	4 spaces	4 spaces
Services station	1 spaces per 300 sf; 7 spaces min	4 spaces	4 spaces
Warehouse			
Specified tenant(s)	First 10,000 sf of warehouse @ 1 space per 500 sf + 1 space per 5,000 sf for remaining warehouse+ office	1 per 10,000 total sf	1 per 10,000 total sf
Unspecified tenant(s)	See Section 4-603(D)(3)(b)	Based on any office space (1 per 10,000 sf)	Based on any office space (1 per 10,000 sf)

KEY:

NS = No Standards

sf = square feet

Section 4-604 Shared Parking.

Parking requirements for two (2) or more uses may be satisfied with *shared parking*. *Shared parking* may be approved only when the subject uses have inherent differences in *parking* activity patterns, the combined *parking* requirement will not exceed the available *parking* supply, and the right of joint use of a *parking* facility is evidenced by a contract establishing joint use. *Shared parking* shall be subject to review and approval by the Zoning Administrator under Section 6-311, and shall conform to the following standards:

- A. Location.** *Parking* shall be provided on the same or a *contiguous lot*. *Parking* may be provided off-site with professional analysis that the proximity of the *parking* is acceptable.

In cases where *parking* for a project is to be provided on more than one (1) *lot*, a *parking* association shall be formed by the owners of the affected parcels prior to issuance of a building permit. Documentation of the association shall be provided to the Zoning Administrator prior to issuance of the building permit.

- B. Shared Parking Model.** The Shared Parking Model (see Appendix F) shall be used as a basis for predicting the *parking* required for a particular mix of uses on a site, except where the Zoning Administrator has approved the use of a customized *parking* model.

- C. Shared Parking Report.** The applicant's calculation of *shared parking* requirements shall be based on a professional *parking* analysis and management plan that is submitted with the *development plan* and/or land use proposal.

- D. Implementation.** The owner or manager of a project approved under the *parking* demand alternative, once built, shall maintain an accurate up-to-date record of the usage of the *net floor area* for the project, both occupied and vacant, according to type of use. The Development Services Manager, or designee, may require this record be provided when the owner applies for a new land use or development approval for the subject parcel.

Section 4-605 Parking Affidavit.

When *shared parking* is permitted, the owner of the site on which the *shared parking* is located shall file a *parking affidavit* with the Development Services Department. The *parking affidavit* shall transfer the rights to the unqualified availability of a specific number of *parking* spaces from one property (which can no longer take credit for them) to another for the specific hours of use supported by the *parking* analysis (Section 4-604(C)), as long as the spaces are required by this Code.

Section 4-606 Parking Area Dimensions.

- A. Parking Area Dimensions.** Minimum dimensions for *parking* spaces:

1. *Motor vehicle parking* spaces shall measure eight (8) feet six (6) inches wide by eighteen (18) feet long or by sixteen (16) feet long, with not more than a two (2) foot overhang when allowed;

2. All parallel *motor vehicle parking* spaces shall measure eight (8) feet six (6) inches by twenty-two (22) feet;
3. End spaces for *motor vehicles* shall provide a three (3) foot maneuvering area. See Figure 4-606A1, below;
4. *Parking* area layout shall conform to the diagram in Figure 4-606A2 and the dimensions in Table 4-606A below;
5. *Parking* areas shall conform to Americans With Disabilities Act (ADA) standards for *parking* spaces (dimensions, van *accessible parking* spaces, etc.). *Parking structure* vertical clearance, van *accessible parking* spaces, should refer to Federal ADA guidelines; and
6. Bicycle *parking* shall be on a two (2) feet by six (6) feet minimum concrete pad per bike, or within a garage or patio for residential use.

Figure 4-606A1: Maneuvering Areas

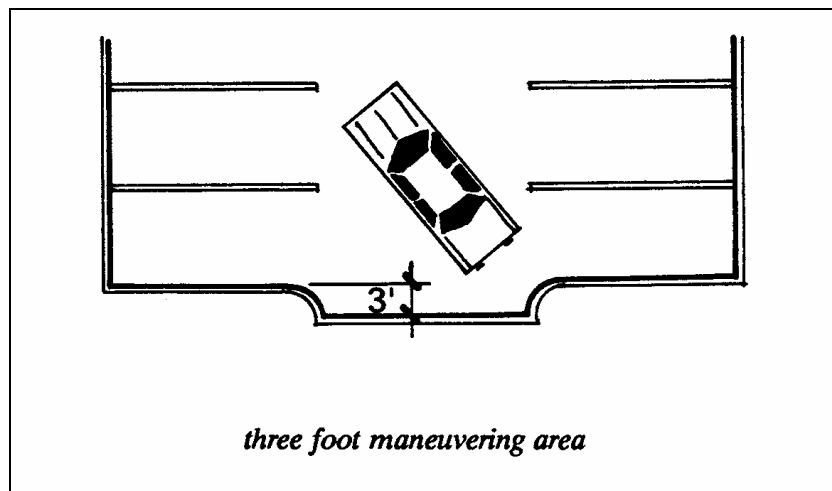


Figure 4-606A2: Parking Area Layout

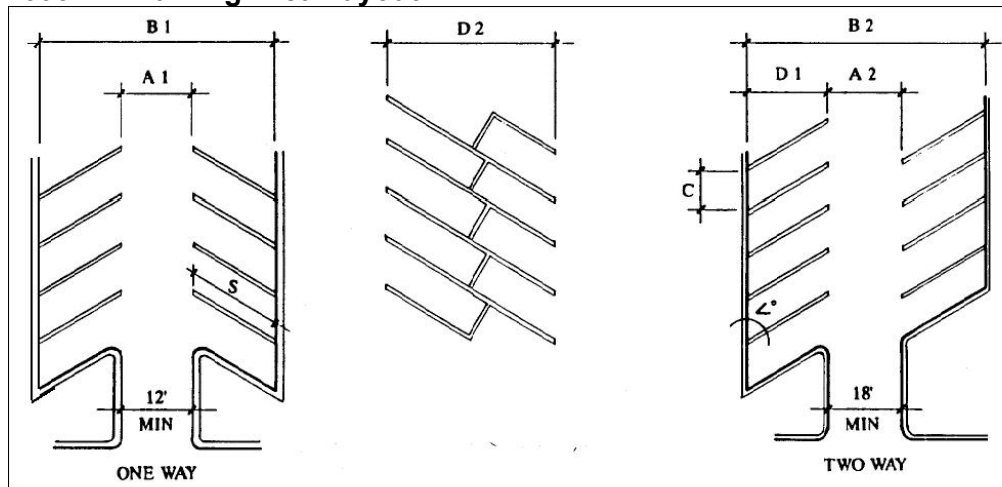


Table 4-606A: Parking Area Layout

	PARKING ANGLE \angle°	CURB LENGTH C	STALL DEPTH		AISLE WIDTH		BAY WIDTH		STRIPE LENGTH S
			SINGLE D1	DOUBLE D2	ONE WAY A1	TWO WAY A2	ONE WAY B1	TWO WAY B2	
Standard Space	90°	8'-6"	18'	36'	23'	23'	59'	59'	18'
	60°	10'	20'	40'	17'	18'	57'	58'	23'
	45°	12'	18'-6"	37'	13'	18'	50'	55'	26'-6"
	30°	17'	16'-6"	33'	12'	18'	45'	51'	32'-8"
	0°	22'	8'-6"	17'	12'	18'	29'	35'	8'-6"

CHAPTER 7 – LANDSCAPE AND WALLS

Section 4-701 Purpose and Applicability.

- A. Purpose.** This chapter provides standards for the design of *landscape* treatments and access control *landscapes*, including plant materials, ground covers, *landscape structures*, hardscapes (e.g., plazas, *courtyards*, walls), screening, and access control devices such as fences and gates. Its purpose is to create functional, safe, *accessible* and attractive outdoor areas, as well as screen from view any and all uses that may be unattractive to public view. *Landscape* design standards are intended to: assist in controlling erosion, reduce dust and glare, provide shade, visually soften *building* masses, create defensible spaces that support crime prevention, ensure ADA *accessibility* and aid in screening intense activities. The design standards and referenced guidelines in this chapter are intended to be flexible and adaptable to address the context in which they are applied.
- B. Applicability.** All uses and *developments* shall conform to the standards of this chapter, except as provided for uses and *developments* in the RCC district, all MU districts and single-family uses, as noted herein. Standards for *landscape*, walls and screening in the RCC district and all MU districts shall be established through a *Development Plan Review*, pursuant to Section 6-306. Written approval by the Development Services Department is required prior to installation of any landscape, walls, fences, or other improvements. All *landscape* and walls shall be installed prior to issuance of a certificate of occupancy, except as provided for under Section 4-102(D). Any walls to be located within the public right-of-way shall require *development plan* approval and/or prior approval by the Public Works Department, and receive an encroachment permit.

Section 4-702 General Landscape Standards.

- A. Water Retention Area Landscape Standards.** All on-site water retention areas, other than paved surfaces, shall be entirely *landscaped*, and comply with the criteria below:
1. The retention areas shall not occupy more than sixty-seven percent (67%) of the on-site *street* frontage *landscape* area (*landscape* area does not include driveways); and
 2. All retention areas shall maintain slopes no steeper than four to one (4:1), except as approved by the Public Works Manager.

Cross reference — See also Section 5-102 for additional requirements for parcels in the Rio Salado Overlay District.

- B. Low Water Use Landscape.** All *development*, except as noted herein, shall comply with the Low Water Use/Drought Tolerant Plant List, as provided by the Arizona Department of Water Resources. With the exception of residential *subdivision* common areas intended for active recreational use, individual single-family residential units, bona fide city parks of less than ten (10) acres in total area that are intended for use and enjoyment of the general public, whether or not such parks are owned by the city or by a private entity, and "turf-related facilities" as then defined by the Arizona Department of Water Resources (ADWR) active Management Plan (Phoenix), all *new development* shall conform to the following criteria:
1. **Limit on Water Intensive Landscape.** *Landscape* installations for new construction and whenever a new *landscape plan* is required to be filed for the entire site, except *hotels* and motels, shall limit the area of water intensive landscape (including bodies of water, water features, and turf) to no more than twenty percent (20%) of landscapable area in excess of ten thousand (10,000) square feet. *Schools*, parks, cemeteries, golf courses, common areas of housing *developments* and public recreational facilities with water-intensive landscape equal to or greater than ten (10) acres are exempt from this provision. New *hotels* and motels shall limit the area of water-intensive landscape to no more than twenty percent (20%) of the landscapable area in excess of twenty thousand (20,000) square feet.
 2. **Landscape Plan and Inspection Required.** For any project covered under subsection 4-702(B)(1), above, no building permit shall be issued until the Development Services Department has approved a *landscape plan* and an *irrigation plan*. A certificate of occupancy shall not be issued until the Development Services Department has approved the installation of the *irrigation system* and *landscape* treatments, except as provided in Section 4-102(D).
- C. Landscape Area.** Each site to be *developed* shall be required to provide *landscape* areas equal to or exceeding the minimum amounts provided in Chapter 2, Tables 4-202B, 4-203A, 4-203B and 4-204. Where *buildings* and/or *parking* areas are set back from the *street*, all front and *street* side *yards* shall be entirely *landscaped*, except city approved pathways, driveways, *parking* areas and pedestrian amenities. In addition to the minimum on site landscape, there shall be *landscape* in the entire area of the right of way, between *street property line* and back of *street* curb, except for approved driveways, pathways and bike paths.
- D. Ground Cover.** Other than pathways, light standards, walls, fences, trees, and furnishings, *landscape* areas shall be planted with vegetative ground cover or contain other ground cover materials approved through *development plan* review.
- E. River Rocks.** Any river rock material must be embedded in concrete to a depth of two-thirds (2/3) the dimension of the rock to prevent its removal or relocation.
- F. Trees.**
1. **Planted as Screens.** Trees planted as screens shall provide an opaque or semi-opaque barrier, as required through *development plan* review, and shall maintain a view corridor for *street* addressing (i.e., as viewed from curb).

2. **Tree Specifications.** All trees shall be a minimum of one and one-half (1 ½) inch caliper and shall be planted and staked in accordance with the "Standard Tree Planting Detail," as may be amended from time to time, which is on file in the office of the Development Services Department and is incorporated herein by reference. Plant sizes shall be in accordance with the Arizona Nurseryman Association Standards.
3. **Prohibited Trees.** The planting and replacement of pollen-producing olive trees (*olea europaea*) or mulberry trees (*morus alba*) is prohibited. Olive or mulberry tree varieties or cultivars that are pollenless and fruitless such as "swan hill" olive may be planted or replaced. It shall be a violation of this code to plant eucalyptus (except *microtheca*, *papuana*, *krusena*, *formanii*, *erythrocorys*, *spathulata* and *torquata*), elm (except *ulmus parvifolia*), willow, cottonwood or poplar trees in any public right-of-way.

G. Clear Vision Requirements.

1. **Street Intersections and Driveway Entrances.** Except as otherwise approved in writing by the Public Works Manager, a wall, *building*, landscape, or other visual obstruction exceeding two (2) feet in height (measured from *street* curb, see Appendix B for a list of recommended shrubs) shall not be placed within a "clear vision triangle". Reference the "Corner Site Distance at Intersections" from the Public Works, Transportation Division. There shall be an exception for a reasonable number of trees pruned high enough to permit unobstructed vision.
2. **Pathways.** Groundcovers and shrubs within six (6) feet of pathways shall not exceed two (2) feet in height at maturity. Between six (6) feet and twelve (12) feet of the edge of pathways, groundcovers and shrubs shall not exceed three (3) feet in height at maturity. See Appendix B and C for a list of recommended plants. There shall be an exception for a reasonable number of trees pruned high enough to permit unobstructed vision.

Section 4-703 Street Frontage Landscape Standards.

- A. **Street Trees.** Trees shall be planted along *street* frontages, as approved through *development plan* review. *Street* frontage *landscape* shall conform to the following standards:
 1. *Street* trees are required along all *street* frontages, public and private; and
 2. A minimum of one (1) tree shall be provided for every thirty (30) feet of lineal *street* frontage. Tree location and spacing shall be established through *development plan* review.
- B. **Screen Parking Areas Along Street.** Where *parking* areas are provided along a *street* frontage, a screening wall or berm shall be provided in conformance with Section 4-706(E).

Section 4-704 Parking Facility Landscape Standards.

All *parking* facilities shall conform to all of the standards below:

A. Parking Lot Landscape. *Parking lots* shall have *landscape* treatments that provide shade and allow for natural surveillance. Two (2) options are provided for conformance:

1. Option 1: Standard Dimensions. A minimum of ten percent (10%) of the surface area of all surface *parking lots*, as measured around the perimeter of all *parking* spaces and maneuvering areas, shall be *landscaped*. When a *use permit* is granted to exceed the *parking* maximum, per Section 4-603, a minimum of twelve percent (12%) of the surface area of all surface *parking lots*, as measured around the perimeter of all *parking* spaces and maneuvering areas, shall be *landscaped*. Such *landscape* treatments shall consist of an evenly distributed mix of shade trees with shrubs and/or ground cover plants. “Evenly distributed” means that the trees and other plants are distributed around the *parking lot* perimeter and between *parking* bays to provide a partial canopy. At a minimum, one (1) tree per twelve (12) *parking* spaces shall be planted to create a partial tree canopy over and around the *parking* area. *Parking* areas shall contain *landscape* islands with trees to subdivide the *parking* area into rows of not more than fifteen (15) *contiguous parking* spaces (See also Section 4-602(B)(7)). *Landscape* island spacing is flexible within the above standards.
2. Option 2: Performance Standard Based on Tree Canopy. The *landscape plan* provides for an overall tree or shade canopy above surface *parking* areas that is not less than twenty percent (20%) of the *parking* area, based on the expected size of trees within five (5) years of planting. When a *use permit* is granted to exceed the *parking* maximum, per Section 4-603, the *landscape plan* provides for an overall tree or shade canopy above surface *parking* areas that is not less than twenty-two percent (22%) of the *parking* area, based on the expected size of trees within five (5) years of planting. Such determination shall be based on landscape or tree planting guides for the region (e.g., Sunset Western Garden Book). Shade *structures* may be used, subject to a *development plan* review approval. This standard shall be met at 3:00 p.m. on the date of summer solstice. A *development plan* shadow study is required to verify this option.

B. Parking Structures. *Parking structures* shall have perimeter *landscape*, consistent with *building setbacks*, that is designed to provide partial screening of walls and vehicle lights, shade along sidewalks, and natural surveillance into *parking structures*, consistent with Section 4-706. Such *landscape* shall be as approved through design review.

C. Parking Lot Landscape Dimensions. All *parking* areas shall conform to the following standards:

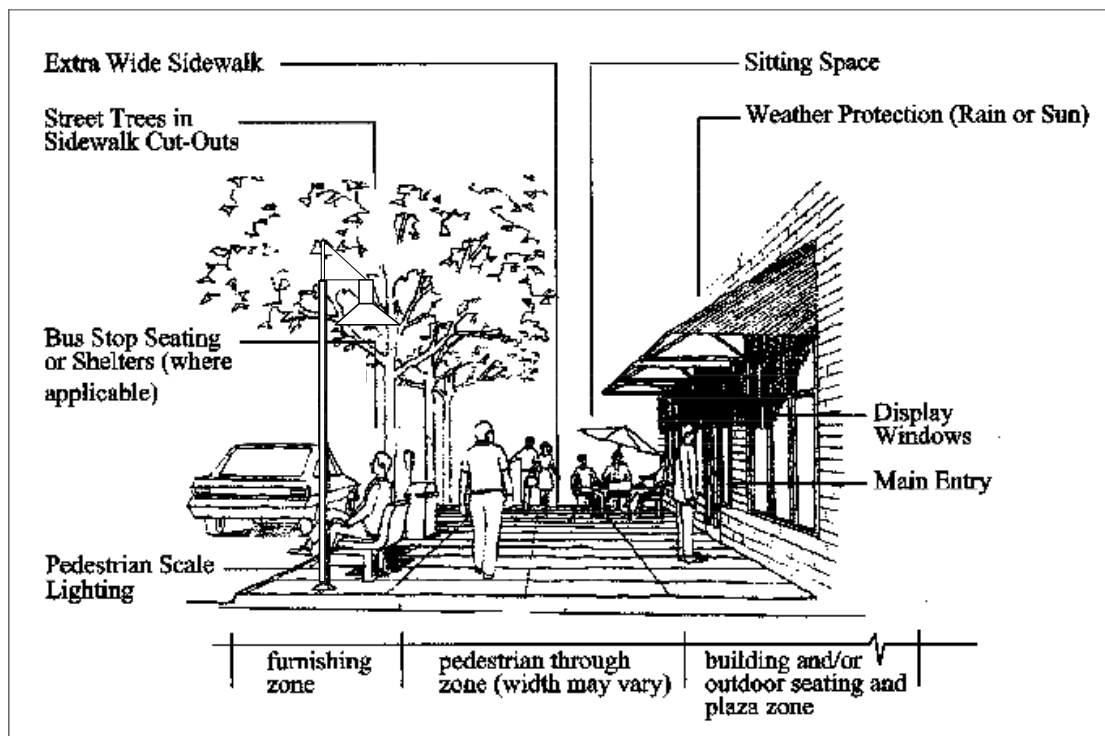
1. *Landscape* islands as required in Section 4-602(B)(7), shall be provided except that raised curbs are not required where *parking* areas drain into storm drainage retention features that are integrated into the *parking* area and *landscape* design;

2. Each *landscape* island shall be not less than seven (7) feet in total width and the length, including curbing, shall be equal to the length of the abutting *parking* spaces(s), to ensure adequate soil, water, and area for healthy plant growth. Each *landscape* island in the *parking* area shall be a minimum of one hundred twenty (120) square feet in area, including curbs;
 3. To accommodate pedestrians, *landscape* islands may be required to include minimum five (5) feet wide raised pathway with wheelchair ramps. For such situations *landscape* island widths shall be increased to a minimum twelve (12) feet;
 4. Each *landscape* island shall include, at the time of installation, a minimum of one (1) tree with a minimum caliper of one and one-half (1 ½) inches and five (5) ground covers of one (1) gallon size for each *parking* space length. All ground covers in *parking lot landscape* islands shall not exceed two (2) feet in height and be selected from the recommended ground cover and shrub plant list (see Appendix B), and be of a species that will not grow to interfere with natural surveillance of the *parking lot*. *Development plan* review modifications to these and other standards shall demonstrate that the alternative provides equal or superior appearance and plant health;
 5. All *parking* areas shall conform to the *street* clear vision requirements under Section 4-702(G)(1); and
 6. Tree trunks shall not be placed closer than twenty (20) feet, measured horizontally, from a light source. Trees and lighting shall be located to avoid conflicts with one another and to avoid conflicts with existing and proposed *structures*. *Development plan* review modifications to this standard shall demonstrate the alternative does not reduce required lighting levels.
- D. **Screens.** Parking facilities shall be screened from view, from the public right-of-way, as provided in Section 4-706(E).
- E. **Display Prohibited.** *Landscaped* areas shall not be used for *parking* of vehicles, display of merchandise or other uses detrimental to the *landscape* improvements.

Section 4-705 Pedestrian Amenities.

The city may require the placement of pedestrian amenities along sidewalks and pathways to support defensible space, crime prevention, pedestrian comfort and *accessibility*. Pedestrian amenities include but are not limited to: extra wide sidewalks, outdoor seating, shade *structures*/weather protection (quantity of shade trees exceeding minimum *street* tree standards, awnings, canopies or other shade *structures*), bus waiting areas, plazas, *courtyards*, low-level pedestrian-scale lighting, *public art*, and similar amenities as approved by the city. See examples in Figure 4-705. The requirement to provide pedestrian amenities shall be determined through *development plan* review, based on the probable impact of the *development* and the appropriateness of the amenity to the project design. Where a pedestrian amenity is located adjacent to or within the public right-of-way, it shall conform to the City of Tempe Transportation Design Guidelines. An encroachment permit shall be required to place any pedestrian amenity in the public right-of-way.

Figure 4-705. Pedestrian Amenities



Section 4-706 Screens, Walls and Access Control Landscapes.

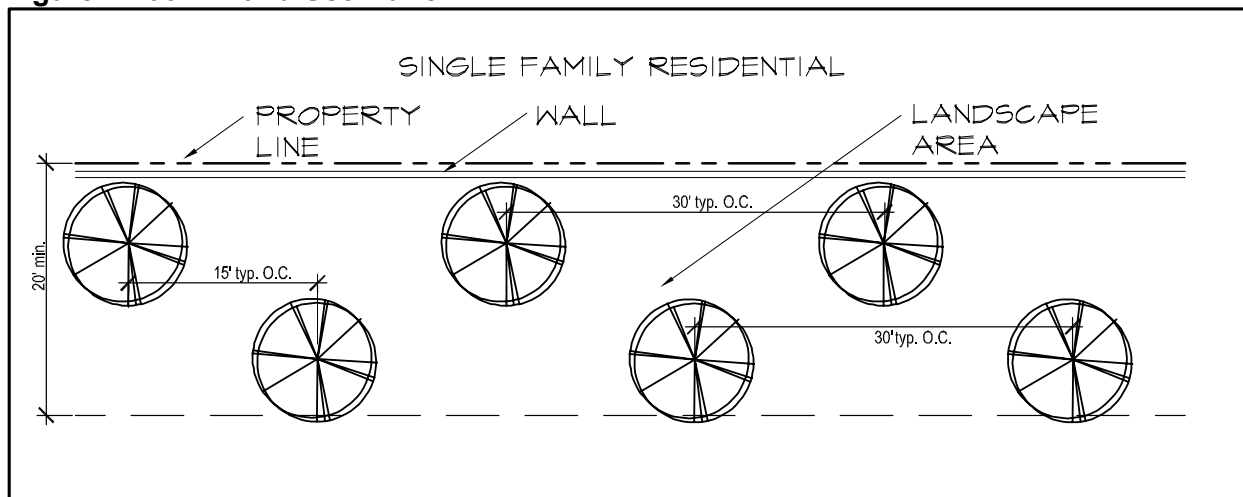
The following standards are intended to avoid or reduce impacts regarding visual, sound, privacy, and/or glare to and from land uses, and to implement the crime prevention and security standards contained in this chapter. In all locations where walls are either required by this Code, or desired by the owner of the property, the walls shall conform to all provisions of this chapter.

A. General Fence and Wall Height Standards.

1. The maximum height of any freestanding wall or fence in a required front *yard building setback* shall be four (4) feet, including single-family residential *yards*.
2. In areas behind a required front *yard setback* and within the required rear and side *yards*, the maximum height of walls shall be ten (10) feet, except where a taller wall is necessary to screen *service areas* under Section 4-706(G).
3. The Clear Vision Requirements, Section 4-702(G), shall apply to fences and walls.
4. All fences and walls shall be subject to city review and approval through *development plan* review, or by approval of the Development Services Manager, or designee. Any wall in excess of six (6) feet shall require a building permit.

- B. Reverse Frontage Walls.** An eight (8) foot masonry wall shall be required along the rear of reverse frontage *lots*, including single-family.
- C. Wall Design.** All required walls shall be located and designed based on the intended screening function, proposed use and adjoining uses, as follows:
1. Walls placed between a residential district and any commercial use, industrial uses, or surface *parking lot* shall be constructed of masonry or concrete, or equal or better quality material, as approved through *development plan* review. Alternatively, an ornamental iron fence, combination iron fence with masonry pillars, or similar design with equal or better quality material may be approved.
 2. All masonry walls shall have an architectural texture, color and material compatible with the primary *building* on-site (or on respective sides). Walls may have ornamental decorative iron fence panels, vertical pickets with spacing that is consistent with the Building Code, as an integral part of the design of the wall;
 3. A living wall or see-through ornamental iron fence may be approved as a substitute for masonry if the wall is not required for visual screening of *mechanical equipment*, outdoor storage areas, or *parking* areas. See Landscape Design Guidelines in Appendix A-IV.
- D. Land Use Buffers.** *Property lines* of parcels developed for multi-family, *mixed-use*, commercial, *office*, or industrial uses that are adjacent to or separated by an *alley* from any single-family residential district (except when land is used for city parks) or use shall provide a wall and *landscape* screen in conformance with the following standards:
1. Screen planting areas shall be at least six (6) feet clear in width;
 2. Screening shall conform to the Landscape Design Guidelines in the Appendix A-IV;
 3. These buffer areas shall contain trees with a maximum spacing of twenty (20) feet on center;
 4. All walls shall be constructed of masonry or concrete material and shall be a minimum of eight (8) feet in height;
 5. Screens and walls shall provide for natural surveillance, when required by the Development Services Manager or designee; and
 6. Where a commercial, *office* or industrial *development* of over fifty thousand (50,000) square feet of *building* area is located adjacent to a single-family residential district or use, the *landscape* buffer described above in this section shall be a minimum of twenty (20) feet wide adjacent to that use. This buffer shall be planted with two (2) rows of trees along the interior side of the required wall. Each row is to contain trees spaced at thirty (30) feet on center and staggered by fifteen (15) feet to the adjacent row, except where an alternative design approved through *development plan* review would provide an equal or better effect in screening the two (2) uses. See Figure 4-706D.

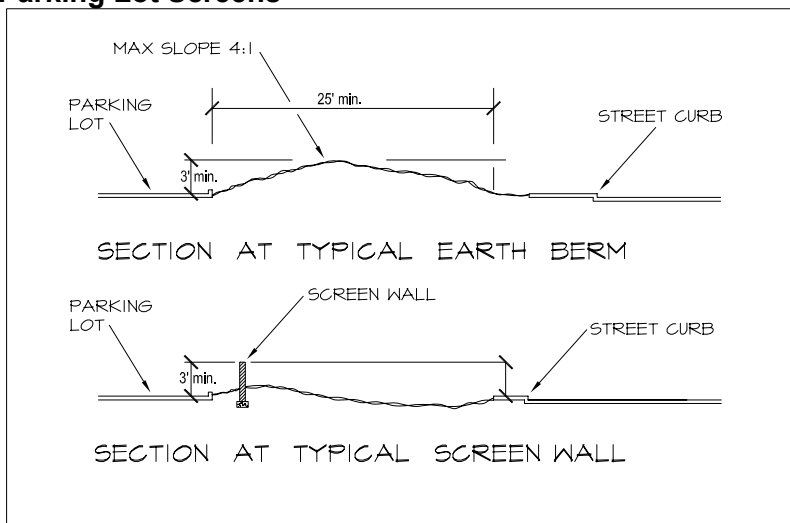
Figure 4-706D. Land Use Buffer



E. Parking Lot Screens. All on-site *parking* areas adjacent to *streets* shall be screened from *street* view. This standard can be met through the use of the following screening methods, which may be used individually or in combination:

1. A *parking lot* screen wall shall be installed adjacent to the edge of the *parking lot*. The top of the *parking lot* screen wall shall be a minimum of three (3) feet above the adjacent *parking lot* surface. *Parking lot* screen walls shall be constructed of masonry or concrete, be a minimum of eight (8) inches in thickness, and incorporate offsets and relief. Open areas or portals for natural surveillance shall be provided, if required by the Development Services Manager or designee; or
2. Earth berms, if used in lieu of or in conjunction with screen walls, shall have a maximum slope of 4:1 and minimum width of twenty-five (25) feet. Berms are allowed only when there is sufficient area to create a three (3) feet tall berm. See Figure 4-706E.

Figure 4-706E. Parking Lot Screens



- F. **Outdoor Storage Areas.** All outdoor storage areas for materials, vehicles, *trailers*, equipment, trash or other similar items shall be enclosed by a masonry or concrete wall with gate to screen the view of these uses from public rights-of-way and adjoining residential, commercial and *mixed-use* districts. This wall, and gate, shall be a minimum of eight (8) feet tall but not to exceed ten (10) feet tall, measured from the highest adjacent *grade* within twenty (20) feet or *street* curb, whichever is higher.
- G. **Service Areas.** All *service* bays, loading, delivery and refuse areas shall be screened from *street* view by a minimum of a six (6) foot high masonry wall. Site conditions and surrounding uses will be used to determine maximum height of walls adjacent to loading areas, *service* bays, *mechanical equipment*, etc. that are required to be screened.
- H. **Alleys.** Screening requirements along *alleys* shall be the same as for land use buffers, See Section 4-706(D), except when *alley* access is allowed by *use permit* per Section 4-502(F)(2).
- I. **Mobile Home Parks, Mobile Home Subdivisions and Trailer Parks.** Perimeter boundaries of all *mobile home parks*, *mobile home subdivisions* and *trailer parks* shall contain a screening and security wall that conforms to the standards in Section 3-416(B), Mobile Homes Perimeter Walls.

CHAPTER 8 – LIGHTING

Section 4-801 Purpose and Applicability.

- A. **Purpose.** It is intended to ensure appropriate lighting levels that support way-finding and crime prevention, assist people with visual impairments, allow flexibility in architectural design, minimize undesirable light and glare into adjoining properties and minimize light pollution into the nighttime sky.
- B. **Applicability.** This chapter applies to lighting for uses on-site. It does not apply to streetlights in the public right-of-way, which are governed by the City of Tempe Public Works Department Standard Details. All exterior lighting installations require the approval of the Development Services Manager or designee, prior to installation, except as noted in Section 4-805. Standards for lighting in the RCC zoning district and all MU districts shall be established through a *Development Plan Review*, pursuant to Section 6-306. Any person applying for a building, electrical or *sign* permit to install outdoor lighting fixtures shall, as a part of said application, submit evidence that the proposed work will comply with the provisions of this chapter.

Section 4-802 Photometric Plan.

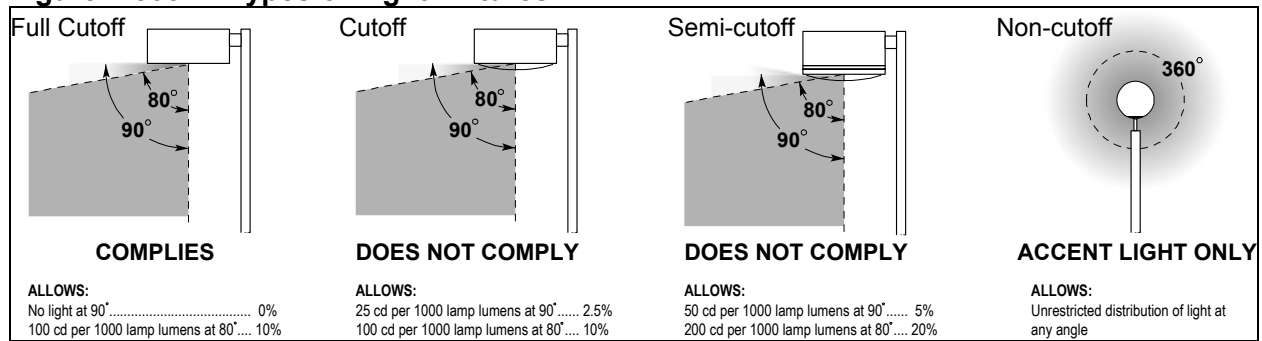
Any *building* or *development* submitted for a building permit shall contain information on the type of lighting and illumination levels proposed (*photometric plan*). The contents of *photometric plans* shall be as specified in Appendix E.

Section 4-803 Lighting Standards.

Prior to issuance of a building, electrical or *sign* permit, the Development Services Manager, or designee, shall determine that the submitted plans and details for said permit are in conformance with the following standards. The stamping of the plans and the signature of the Development Services Manager, or designated representative, and the date of the signature shall indicate that the plans are in conformance. Should the applicant desire to substitute outdoor light fixtures or lamps to be installed on private property after a permit has been issued, the applicant shall submit all changes to the Development Services Manager or designated representative for approval, with adequate information to assure compliance with this chapter.

- A. **Illumination in General.** Exterior lighting shall provide for appropriate and desirable nighttime illumination for all uses on and related to the site, including, but not limited to, pedestrian pathways, plazas, *courtyards*, *building* entrances, *parking* and driveway areas, automatic teller machines (ATMs), and other outdoor spaces commonly used at night. Lighting of exterior areas shall reduce conflicts between *building* design and *landscape* treatments, provide appropriate surveillance for crime prevention, and minimize glare or intrusive light onto adjoining properties and into the night sky.

- B. Illumination Levels.** The maximum illumination level for *on-site lighting* is forty (40) foot-candles as measured at *grade*, based on light loss factor of sixty-eight percent (0.68) for metal halide lighting and seventy-two percent (0.72) for high pressure sodium lighting. Refer to Section 4-805 Exemptions.
- C. Mounting and Operation of Light Fixtures.** The mounting and operation of light fixtures shall be governed by the following:
1. *Building* mounted light fixtures shall be attached only to walls and the top of the fixture shall not be higher than necessary to illuminate the area required;
 2. In any residential zoning district or within fifty (50) feet of any residential zoning district, freestanding light fixtures shall not exceed eighteen (18) feet in height. Within the next fifty (50) to one hundred fifty (150) feet of any residential zoning district, freestanding light fixtures shall not exceed twenty-five (25) feet in height. In all other locations, freestanding light fixtures shall not exceed thirty (30) feet tall;
 3. To comply with 1 and 2, above, height shall be measured from the top of a light fixture to the adjacent *grade* at the base of the support for that light fixture;
 4. Controls for lights for rest rooms identified for general *public use* shall be of the style that cannot be turned off or on by users other than employees of the business;
 5. Light fixture design:
 - a. All luminaries used for security shall be vandal resistant that resist tampering, incorporate vandal resistant refractors (lens) and be provided with a gasket or seal that is designed to resist rain, dust and insect contamination;
 - b. Outdoor light fixtures, which are *full cutoff* to direct all light below a horizontal plane through the bottom of the fixture and have no lens which drops below the fixture may use any illumination source, up to a maximum of forty (40) foot-candles, as provided in Section 4-803(B);
 - c. Outdoor light fixtures, which have a lens or diffuser which is visible above the horizontal plane and constructed of white/opal glass, are considered non-cutoff and filtered and shall be limited to the light output equal to a one hundred (100) watt incandescent bulb, no greater than one thousand seven hundred (1,700) lumens;
 - d. Outdoor light fixtures, which have a lens or diffuser which is visible above the horizontal plane and constructed of clear or prismatic glass, are considered non-cutoff and non-filtered and shall be limited to the light output equal to a fifty (50) watt incandescent bulb no greater than six hundred (600) lumens;

Figure 4-803C. Types of Light Fixtures

- e. All conduit shall be concealed;
 - f. The foot-candle level at the *property line* adjacent to a single-family district (from the proposed lighting) shall not exceed one-half (0.5) foot-candle. Lighting next to a residential use shall not spill over onto that use;
 - g. Lighting fixtures used to illuminate an outdoor *advertising sign* (billboard) shall be mounted on the top of the *sign structure* and shall comply with the shielding requirements of this chapter;
6. Ornamental twinkling lights are permitted when part of a window display, patio, *landscape* or other integral part of a business, provided that they do not exceed one-half (0.5) foot-candles at the *property line* and do not conflict with the provisions of Section 4-803(C)(5) above, related to adjacent residential use; and
7. Other conditions related to lighting may be required through design review.
- D. Specific Areas to be Illuminated.** The following areas on a *building* or *development* shall be illuminated to the minimum security lighting levels shown below:
- 1. All loading areas and docks shall be illuminated from dusk to dawn, with four (4) foot-candles of light at finish *grade*;
 - 2. Carport *parking structures* shall be illuminated from dusk to dawn, with three (3) foot-candles, including the adjacent *landscape* area at finish *grade*;
 - 3. *Parking structures* and *parking* garages shall be illuminated from dawn to dusk with ten (10) foot-candles, and from dusk to dawn with four (4) foot-candles. Sub-level *parking* shall be continuously illuminated twenty-four (24) hours a day with four (4) foot-candles at finish *grade*. Transitional lighting will be required at all entry areas;
 - 4. All stairwells, landings and under areas under the lower landing shall be continuously illuminated with five (5) foot-candles;
 - 5. Breezeway lighting shall be illuminated from dusk to dawn, with four (4) foot-candles. Transitional lighting will be required at all entry areas to the breezeway corridor;

6. Exterior pedestrian pathways and adjacent *landscape* areas within twenty (20) feet of the pathway shall be illuminated from dusk to dawn, with one-half (0.5) foot-candle of light at finish *grade*. Pedestrian gates shall be illuminated from dusk to dawn, with five (5) foot-candles and two (2) foot-candles within a fifteen (15) foot radius;
7. Retention areas shall be illuminated from dusk to dawn, with one-half (0.5) foot-candle of light at finish *grade*;
8. Cluster or gang mailboxes shall be illuminated from dusk to dawn, with five (5) foot-candles of light for a fifteen (15) foot radius of the mailboxes;
9. *Parking lots*, aisles and refuse areas shall be illuminated from dusk to dawn as follows:
 - a. *Parking spaces* for *motor vehicles* and bicycles shall be illuminated with two (2) foot-candles;
 - b. *Parking lot* drive aisles shall be illuminated with one (1) foot-candle;
 - c. Refuse areas shall be illuminated to two (2) foot-candles, with gates five (5) foot-candles;
10. All *building* entrances and vehicular gates at operator or locking mechanism shall be illuminated with five (5) foot-candles at the entrance and two (2) foot-candles within a fifteen (15) foot radius from the center point of the entrance; and
11. Secondary lighting may be required to supplement the primary security lighting due to design elements and *landscape* conflicts, in order to meet the minimum lighting criteria.

Section 4-804 Prohibited Lighting.

Except as provided under Section 4-805 Exemptions, the following types of lights are limited or prohibited, as applicable:

- A. **Mercury Vapor.** The installation of mercury vapor fixtures is prohibited.

Section 4-805 Exemptions.

- A. **Exemptions.** The following types of lights are exempt from the standards in Sections 4-803 and 4-804:
 1. Lighting used for single-family homes and *accessory buildings*, provided no measurable light spills over to adjacent property;

2. Lighting specifically directed at a flag may be unshielded and unfiltered provided that the beam spread is limited to a narrow spot (approximately seven (7) degrees) and the fixture aperture is concealed by a matrix grid to limit glare;
3. Lighting of baseball fields, softball fields, football fields, soccer fields, golf courses and golf driving range, and other similar sporting venues shall be exempt from the height and shielding requirements in Section 4-803(C);
4. Lighting of baseball fields, softball fields, football fields, soccer fields, golf courses and golf driving ranges, and other similar sporting venues, shall be allowed to exceed the maximum illumination limitation level of forty (40) foot-candles until 11:00 PM. No outdoor recreational facility, public or private, shall be illuminated after 11:00 p.m. except to conclude any recreational or sporting event or other activity conducted at a ball park, outdoor amphitheater, arena, or similar facility in progress prior to 11:00 p.m.;
5. Automobile dealerships in the Autoplex are allowed a maximum illumination level of eighty (80) foot-candles at display areas until 11:00 pm;
6. Fossil fuel light produced directly or indirectly by the combustion of natural gas or other utility-type fossil fuels is exempt from the provisions of this section;
7. City of Tempe ornamental lighting is exempt from the provisions of this section and is a permitted lighting installation;
8. Glass tubes filled with neon, argon or krypton do not require shielding or filtering;
9. Lighting necessary for construction or emergencies is exempt from the provisions of this chapter, provided said lighting is temporary and is discontinued immediately upon completion of the construction work or abatement of the emergency necessitating said lighting;
10. Searchlights require a temporary exemption approval, as provided in 11 below;
11. Temporary exemptions to the requirements of this chapter may be granted by the Development Services Manager or designated representative upon finding that the exemption does not violate any provision of Part 3 (Land Use) or Part 5 (Overlay Districts), and it would not pose a hardship on any adjacent property or use. Such requests shall be submitted in writing to the Development Services Department and include the following information:
 - a. Specific exemption(s) requested;
 - b. Type and use of exterior light involved;
 - c. Duration of time for requested exemption;
 - d. Type of lamp and foot-candles;
 - e. Total wattage of lamp(s);

- f. Proposed location of exterior light; and
12. For *street* lighting within the public right-of-way, the Development Services Manager or Public Works Manager, or designee, may approve an alternate type of lighting not otherwise provided in this chapter if he or she finds that the proposed design, material or method:
- a. Provides approximate equivalence to the specific requirements of this article; or,
 - b. Is otherwise satisfactory and complies with the intent of this article.

CHAPTER 9 – SIGNS

Section 4-901 Purpose and Applicability.

- A. Purpose.** The *sign* regulations are designed to encourage the creation of an attractive appearance throughout the city, while eliminating *signs* that may contribute to visual clutter. The regulations for *signs* have the following specific objectives:
1. To reflect and support the desired character and *development* patterns of the various zoning districts;
 2. To allow for adequate and effective *signs* in all zoning districts while preventing *signs* from dominating the appearance of the area;
 3. To distinguish between *signs* that require visibility from automobiles and those that are oriented to pedestrians;
 4. To require design, construction, installation, and proper *maintenance* so that the public safety and traffic safety are not compromised;
 5. To provide standards for location, size, construction, type, and number of *signs*; and
 6. To provide reasonable limits on the magnitude and extent of graphic communication presented to the public.
- B. Applicability.** The regulations in Chapter 9 are applicable to all *signs* in the city, except as noted in Section 4-902(D) and in the RCC district and all MU districts. Standards for business *signs* in the RCC district and all MU districts shall be established through *sign* criteria approved through a *Development Plan Review*, pursuant to Section 6-306.
- C. Non-Commercial Speech.** *Signs* authorized in this chapter are allowed to contain non-commercial copy in lieu of any other copy.

Section 4-902 General Sign Standards.

- A. Definitions.** For definitions related to *signs*, refer to Section 7-120, “S” Definitions.
- B. Prohibited Signs.** Prohibited *signs* include:
1. Non-public *signs* in public right-of-way or on public property;
 2. *Signs* mounted on a *building roof*;

3. *Signs* that are mounted, attached, or painted on *trailers*, boats or vehicles when used as additional signage on or near the business premises; and similar *signs*. Business vehicles displaying signage or advertising shall be parked in an assigned *parking* space which is not immediately adjacent to a *street* frontage;
 4. *Signs* having intermittent or flashing illumination, animated or moving parts, or that emit sound except as allowed under Section 4-903(N) (Menu Board) and Section 4-903(U) (Marquee Sign);
 5. Freestanding changeable copy *signs*, except as allowed under Section 4-903(N) (Menu Board), Section 4-903(Q) (Service Station Sign), and Section 4-903(U) (Marquee Sign);
 6. Banners, pennants, wind-driven spinners, streamers, balloons, flags, search lights, strobe lights, holographic projections, laser light displays, beacons, inflatable *signs*, except as otherwise provided in Section 4-903(R) (Special Events Sign), Section 4-903(C) (Boutique Directional Sign) and approved *banner signs* installed pursuant to the city's banner program;
 7. *Signs* imitating official traffic control *signs*, or any *sign* or device obscuring such *signs* or devices;
 8. *Signs* mounted on, or applied to trees, utility poles, rocks, or city owned property;
 9. *Signs* placed on private property without the property owner's written approval;
 10. *Off-premise/off-site signs*, except as permitted in Sections 4-903(C) (Boutique Directional Sign), Section 4-903(M) (Lead-In Sign), Section 4-903(O) (Political Sign), or Section 4-903(S) (Subdivision/Apartment Community Advertising Sign); and
 11. Business identification/*advertising signs* in single-family zoning districts, except that permitted *home occupations* may have a business *identification sign* per Section 4-903(D)(7) (Building Mounted Sign).
- C. Unauthorized Signs.** An *unauthorized sign* is one that is illegally displayed in the city right-of-way, on city property, or on private property without the property owner's consent. City staff may remove such *signs*. These *signs* may be disposed of, as per Sections 26-51 through 26-59 of the Tempe City Code, if unclaimed within thirty (30) days.
- D. Exempt Signs.** The following *signs* are exempt from this Code:
1. Traffic or other governmental *street signs*, such as railroad crossing *signs* and notices, as may be authorized by the city and do not require permits; and
 2. *Signs* of public utility companies indicating danger or that serve as an aid to public safety, or that show the location of underground facilities or public telephones and do not require permits.

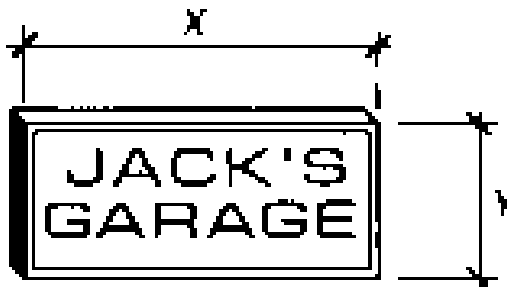
E. Ceased Non-Conforming Signs. The owner, agent, tenant or person having beneficial interest in the business, property or premises on which such *sign* is located shall remove ceased non-conforming *signs*, including freestanding support *structures*, within one (1) year upon cessation of such business or sale of such product, as long as the one (1) year period of non-use is attributable at least in part to the previously designated persons or entities.

F. Sign Height Measurement. *Sign* height measurements are as follows:

“Freestanding Sign”: Height is the distance from the top of the *sign structure* to the top of the adjacent street curb. The height of any monument base or other *structure* erected to support or ornament the *sign* shall be measured as part of the *sign* height.

G. Sign Area Measurement. *Sign* area measurements are as follows:

1. *Sign* area includes the areas of all the following *signs* on site that pertain to any one business:
 - a. *Awning Sign*;
 - b. *Building Mounted Sign*;
 - c. *Freeway Sign*;
 - d. *Service Station Sign*, excluding *freestanding sign*; and
 - e. *Marquee Sign*.
2. The maximum total area for the above *signs* on the premises for any one (1) business may be equal to forty (40) square feet plus one (1) square foot of *sign* area for every lineal foot of *business frontage* beyond forty (40) lineal feet, as measured by the *business frontage*. Businesses with freeway frontage may have additional *sign* area, see Section 4-903(J) (*Freeway Sign*).
3. Internal businesses and brands contained within a host business are allowed exterior signage. *Sign* area utilized by the internal business/brand shall be deducted from the *sign* area allowed for the host business sign area.
4. One sign face: Area of the single face only;
 - a. *Sign* copy mounted or painted on a background panel or area distinctively painted, textured, illuminated, or constructed as a background for the *sign* copy, shall be measured as the area contained within the *geometric shape* of the background panel or surface; and



- b. *Sign* copy mounted as individual letters or graphics against a wall or fascia of a *building* or other *structure* that has not been painted, textured or otherwise altered to provide a distinctive background for the *sign* copy, shall be measured as the area enclosed by the smallest *geometric shape* that will enclose all *sign* copy.



5. Multiple *sign* faces:
 - a. Two (2) faces: If the interior angle between the two (2) faces is forty-five (45) degrees or less, the area will be the area of one face only; if the angle between the two (2) *sign* faces is greater than forty-five (45) degrees, the *sign* area will be the sum of the areas of the two (2) faces;
 - b. Three (3) or more sides: *Sign* area will be calculated as fifty percent (50%) of the sum of all faces; and
 - c. *Sign* area for a *sign* with more than one component (e.g., a service station identification/price *sign* combination on a monument base, mounted on the same surface) will be measured as the area of the smallest *geometric shape* that encompasses the components of the *sign*.
6. Free form, spherical, sculptural and other non-planar signs:
 - a. *Sign* area is calculated as fifty percent (50%) of the sum of the area of the four (4) vertical sides of the smallest cube that will encompass the *sign*.



H. Sign Illumination. *Signs* may be illuminated internally or externally as provided by this Code (See also, Section 4-803 and 4-804, Lighting) and/or as specified by the applicable *sign* criteria:

1. *Sign* face shall function as a filter for an internally *illuminated sign*;
2. *Sign* illumination from above shall be fully shielded;
3. *Sign* illumination from below shall comply with Section 4-803(C)(5);
4. *Illuminated signs* shall require a *sign* permit and comply with the provisions of applicable electrical codes; and
5. Exposed electrical conduit or exposed raceways are allowed only with *Development Plan Review* approval.

I. Sign Maintenance. *Sign maintenance* requirements are as follows:

1. *Signs* on a property shall be maintained by the owner or person in possession of the property on which the *sign* is located. *Maintenance* shall be such that the signage continues to conform to the conditions imposed by the *sign* permit;
2. A damaged *sign*, including *signs* vandalized or subjected to graffiti, shall be repaired within sixty (60) days;
3. Metal pole covers and *sign* cabinets shall be kept free of rust and rust stains;
4. Internally *illuminated sign* cabinets or *sign* panels that have been damaged shall remain un-illuminated until repaired;
5. *Signs* that have been damaged to such extent that it may pose a hazard to passersby, as determined by the Development Services Manager, or designee, shall be repaired or removed immediately;

6. *Maintenance* of legal non-conforming *signs* shall be consistent with applicable Arizona law. A legal nonconforming *sign* that has been damaged to the extent of more than fifty percent (50%) of its reproduction value shall be removed or altered so as to conform to the provisions of Part 3, Chapter 5, Non-Conforming Use or Development; and
7. Failure to comply with these *sign maintenance* requirements shall constitute a violation of this Code.

J. Comprehensive Sign Package.

1. When a site is developed as a complex or center, a comprehensive *sign package* shall be provided for the property, and approved through design review.
2. For tenants of a complex or center, *sign* permits will only be issued for *signs* that comply with the previously approved comprehensive *sign package*, or receive approval through design review.

Section 4-903 Permitted Signs

For permitted *signs*, see individual requirements in this section.

Table 4-903A Permitted Signs			
Sign Types	Single-Family Districts	Multi-Family Districts	Commercial, Mixed-Use and Office/Industrial Districts
Address Sign	P	P	P
Awning Sign	N	P	P
Boutique Directional Sign	P	P	P
Building Mounted Sign	P	P	P
Construction Sign	P	P	P
Directional Sign	N	P	P
Directory Sign	N	P	P
Flags	P	P	P
Freestanding Identification Sign	N	P	P
Freeway Sign	N	N	S
Future Development Sign	P	P	P
Holiday Decoration	P	P	P
Lead-In Sign	P	P	P
Menu Board	N	N	P
Non-Commercial Speech	P	P	P
Political Sign	P	P	P
Sale, Lease or Rent Sign	P	P	P
Service Station Sign	N	N	P
Special Event Sign	N	P	P
Subdivision/Apartment Community Advertising Sign	P	P	P
Subdivision Identification Sign	P	P	P
Marquee Sign	N	N	P
Window Sign	N	N	P

P = Permitted
 N = Not permitted
 S = Permitted with special standards or limitations

- A. Address Sign.
- B. Awning Sign.
- C. Boutique Directional Sign.
- D. Building Mounted Signs.
- E. Construction Sign.
- F. Directional Sign.
- G. Directory Sign.
- H. Flags.
- I. Freestanding Identification Sign.
- J. Freeway Sign.
- K. Future Development Sign.
- L. Holiday Decorations.
- M. Lead-in Sign.
- N. Menu Board.
- O. Political Sign.
- P. Sale, Lease or Rent Sign.
- Q. Service Station Sign.
- R. Special Event Sign.
- S. Subdivision/Apartment Community Advertising Sign.
- T. Subdivision Identification Sign.
- U. Marquee Sign.
- V. Window Signs.

A. Address Sign. *Address sign* requirements are as follows:

1. *Identification signs* and site addresses shall be visible from public access to the property. The height, quantity, size, location, color and material of address letters and numbers on *buildings, signs* and directories shall be as required by the Development Services Manager, or designee, or through a *Development Plan Review*. Addresses shall be at least four (4) inches in height and have a color contrast with the background color of at least fifty percent (50%);
2. When a *building* is internal to a multiple *building* site and a *directory sign* is provided, the address shall be visible from the internal drive or pedestrian path;
3. One (1) and two (2) *family dwellings* shall provide four (4) inch address numbers on the front elevation, and on the front and rear elevations when abutting an *alley*. *Developments*, properties or sites with perimeter walls shall have the address number on the outside of the wall; and
4. Shall be self-illuminated or located eighteen (18) to thirty-six (36) inches below a light fixture. All numbers and letters shall be illuminated from dusk to dawn. The following are exempted from the illumination requirement:
 - a. Single family and two family dwellings rear address, alley gates and curbside mail boxes; and
 - b. Commercial or industrial rear door suite numbers.
5. No *sign* permit is required for a site *address sign* unless it is internally illuminated.

B. Awning Sign. *Awning sign* requirements are as follows:

1. *Sign* copy including logo or trademark shall not exceed fifty percent (50%) of each awning face (including valance);
2. May only be displayed on the ground floor and second floor awnings;
3. Illumination for *awning signs* is permitted subject to *Development Plan Review* approval; and
4. A *sign* permit is required.

C. Boutique Directional Sign. *Boutique directional sign* requirements are as follows:

1. A boutique, pursuant to Section 3-406, shall have obtained a city sales tax license prior to displaying such *signs*;
2. Shall only be displayed during business hours;

3. Each boutique shall be allowed a maximum of four (4) *signs*. Signs may be *portable signs* or *banner signs* and shall not exceed three (3) square feet in area and three (3) feet in height.
4. Prior to displaying *signs*, the operator of the boutique shall provide the city with a document that specifies the locations of where each *sign* shall be displayed. The operator shall be responsible for limiting the *signs* to those specific locations;
5. Shall be placed without creating a traffic hazard, as determined by city staff. Such *sign* shall not be placed in a traffic median, city right-of-way, on a public sidewalk or bicycle path; and
6. No *sign* permit is required.

D. Building Mounted Sign. *Building mounted sign* requirements are as follows:

1. Shall be mounted to the wall or fascia of the *building*;
2. Shall be eighty percent (80%) or less of their horizontal or vertical backgrounds unless otherwise approved by design review;
3. May be flag-mounted in the City Center district, and may only be located on the ground floor and second floor of the *building*;
4. Shall not exceed the height of the *building*;
5. In the multi-family district, a *building mounted sign* not exceeding six (6) square feet in area is permitted. The height of such *sign* shall not exceed ten (10) feet;
6. A *sign* permit is required; and
7. For one (1) and two (2) *family dwellings*, an *identification sign* not exceeding one (1) square foot in area is permitted; and a *sign* permit is not required.

E. Construction Sign. *Construction sign* requirements are as follows:

1. Shall be displayed only on the actual construction site;
2. Shall not exceed eight (8) feet in height nor thirty-two (32) square feet in area;
3. Shall be removed prior to the issuance of a certificate of occupancy for the site; and
4. No *sign* permit is required.

F. Directional Sign. *Directional sign* requirements are as follows:

1. May be a maximum of three (3) feet in height and two (2) square feet in area; and

2. No *sign* permit is required unless such *sign* is illuminated.

G. Directory Sign. *Directory sign* requirements are as follows:

1. Properties occupied by three (3) or more *buildings* shall have an internally illuminated directory that shows the *street* address, layout of the complex, the location of the viewer and the unit designations within the complex. Directories shall be sufficient in number and placed in locations to insure that law enforcement and emergency personnel can easily locate a particular address or individual unit;
2. Shall not exceed six (6) feet in height or twenty-four (24) square feet in area;
3. Shall not include any *advertising copy*; and
4. A *sign* permit is required.

H. Flags. Flag requirements are as follows:

1. Flag poles shall not exceed thirty-five (35) feet in height. The height shall be measured from finish grade adjacent to the base of the pole or finish floor for building mounted poles. A maximum of three (3) flagpoles are allowed on a site;
2. Any flag flown in conjunction with the United States or State of Arizona flag shall be flown beneath them and shall not exceed them in size;
3. Flag illumination (refer to lighting Section 4-805(A)(2)); and
4. A *sign* permit is not required.

I. Freestanding Identification Sign. Freestanding *identification sign* requirements are as follows:

1. Single use *buildings* on their own *lot* and all complexes and centers are allowed one (1) *freestanding sign* per *street* frontage, or one (1) *freestanding sign* for every three hundred (300) feet of *street* frontage, whichever is greater;
2. *Sign Area and Height.*
 - a. Single use *buildings* on their own *lot* and complexes and centers less than five (5) acres in *net site area*, the maximum height of the *sign*, including any supporting *structures* shall be eight (8) feet, maximum area shall be twenty-four (24) square feet and the *sign* may identify a maximum of four (4) tenants per *sign* face ; and
 - b. All complexes and centers five (5) acres in *net site area* or greater, the maximum height of the *sign*, including any supporting *structures* shall be ten (10) feet, maximum area shall be forty (40) square feet and the *sign* may identify a maximum of six (6) tenants per *sign* face.
3. May identify a center or *building*;

4. Shall have monument-type bases of masonry construction or other architectural grade material approved through design review;
5. Address numerals shall be included on all *freestanding sign structures*, except *subdivision identification signs*. The numerals shall be at least six (6) inches in height; and
6. A *sign* permit is required.

J. Freeway Sign. Freeway *sign* requirements are as follows:

1. Freestanding.
 - a. Any property or center with more than one thousand (1,000) feet of lineal frontage adjacent to a freeway right-of-way (I-10, US 60, Loop 202, Loop 101 and SR 143), may have such *signs*;
 - b. One (1) *freestanding sign* per freeway frontage;
 - c. Maximum height, including any supporting *structures*, shall be thirty-five (35) feet, and maximum *sign* area shall be one hundred twenty (120) square feet;
 - d. *Sign* must be located within three hundred (300) feet of freeway right-of-way;
 - e. May identify a center or *building*, and a maximum of four (4) tenants; and
 - f. A *sign* permit is required.
2. Building Mounted.
 - a. Any *building*, except residential, located within three hundred (300) feet of a freeway right-of-way (I-10, US 60, Loop 202, Loop 101 and SR 143), may have such *signs*;
 - b. The maximum total area for *building mounted freeway signs* on the premises may be equal to two (2) square feet of *sign* area for every lineal foot of *building* frontage adjacent to the freeway. Allocation of the total *sign* area to individual tenants shall be determined through a comprehensive *sign package*, approved by design review; and
 - c. A *sign* permit is required.

K. Future Development Sign. *Future development sign* requirements are as follows:

1. Shall include the name(s) of the project architect, developer and contractor;
2. Such *signs* shall be eight (8) feet in height and a maximum of thirty-two (32) square feet in area;

3. May be maintained for twelve (12) months and shall be removed prior to the issuance of a certificate of occupancy;
4. Shall not be internally illuminated;
5. Shall be located on the *development* site;
6. Only one *sign* shall be displayed per *street* frontage; and
7. A *sign* permit is required.

L. Holiday Decorations. Holiday decorations for residential uses are permitted. Holiday decorations for non-residential uses are subject to the following requirements:

1. Holiday decorations may be displayed on a temporary basis for traditionally accepted civic, patriotic or religious holidays;
2. Holiday decorations shall not be displayed sooner than thirty (30) calendar days prior to the holiday to which they pertain, and shall be removed no later than fifteen (15) days following the holiday to which they pertain;
3. Balloons are not considered to be holiday decorations;
4. Such decorations shall not be displayed in a manner as to constitute a traffic hazard; and
5. No *sign* permit is required.

M. Lead-In Sign. *Lead-in sign* requirements are as follows:

1. Maximum height shall be three (3) feet and maximum area shall be three (3) square feet ; no illumination is allowed;
2. A maximum of four (4) *signs* shall be displayed for each home for sale or rent;
3. Apartment communities, complexes, *developments* or *subdivisions* shall not display more than four (4) such *signs*;
4. Shall only be displayed when a sales/lease person is on duty at the property. *signs* shall not be left out overnight;
5. *Signs* shall not be placed so as to create a traffic hazard as determined by the Development Services Manager, or designee. Such *signs* shall not be placed in a traffic median, public sidewalk, bicycle path, on city property, or in city right-of-way between the sidewalk and the curb; and
6. No *sign* permit is required.

N. Menu Board. Menu board requirements are as follows

1. Building Mounted Menu Board.

- a. Shall not exceed six (6) square feet in area and top of *sign* shall not exceed five (5) feet above finished *grade* immediately adjacent to the *building*;
 - b. May be illuminated;
 - c. The *sign* area for a menu board shall not be counted in the total aggregate *sign* area for the business in determining the allowable *sign* area for the business; and
 - d. *Sign* permit is required if illuminated.
- 2. Freestanding Menu Board requirements for *drive through restaurants* are as follows:
 - a. Shall not exceed forty-five (45) square feet in area and eight (8) feet in height. Height and area includes accessory clip-ons;
 - b. Two *signs* per business are allowed. The *sign(s)* shall not be placed within a clear vision triangle, per Section 4-706(G), and shall not conflict with ADA *accessibility* requirements;
 - c. The *sign* area for menu board(s) shall not be counted in the total aggregate *sign* area for the business in determining the allowable *sign* area for the business;
 - d. May be illuminated, and emit sound only as part of a transaction of business. Sound emission must comply with Tempe City Code 20-6; and
 - e. *Sign* permit is required if illuminated.
- O. **Political Sign.** *Political signs* are regulated by this chapter in terms of their location, and time allowance because of the secondary effects associated with such *signs* – namely litter, traffic safety hazards, and aesthetics in general – and not because of their content. Requirements are as follow:
 - 1. Shall only be located on property with the owner's permission;
 - 2. *Signs* shall not be located on city property, in city right-of-way, or within a required clear vision triangle, per Section 4-702(G);
 - 3. Shall be removed within ten (10) days after the relevant election. At the end of the ten (10) day period, the *sign* becomes an *unauthorized sign*, as per Section 4-902(C); and
 - 4. No *sign* permit is required.
- P. **Sale, Lease or Rent Sign.** *Sale, lease or rent sign* requirements are as follows:
 - 1. May be six (6) square feet in area and eight (8) feet in height;

2. Shall only be displayed on the property for which they pertain. Only one (1) *sign* shall be displayed per *street* frontage. *Sign* shall not be counted in the total aggregate *sign* area for the business in determining the allowable *sign* area for the business;
3. Shall not be illuminated; and
4. No *sign* permit is required.

Q. Service Station Sign. *Service station sign* requirements are as follows:

1. *Building Mounted Sign.* Allowed per Section 4-903(D).
2. *Freestanding Sign.*
 - a. One (1) *freestanding sign* is allowed per *street* frontage;
 - b. Shall not exceed twenty-four (24) square feet in area nor eight (8) feet in height;
 - c. The price component may have changeable copy, which shall not exceed twelve (12) square feet in area;
 - d. The *sign* shall have a monument base of masonry construction or other architectural grade material approved through design review;
 - e. Address numerals shall be included on all *freestanding sign structures*. The numerals shall be at least four (4) inches in height; and
 - f. A *sign* permit is required.
3. *Pump-Topper Sign.*
 - a. Shall not exceed three (3) feet in area and does not count towards total *sign* area for the business;
 - b. Such *signs* may display instruction, price, or *advertising copy* pertaining to any product sold on site; and
 - c. No *sign* permit is required;
4. *Canopy Sign.*
 - a. Maximum two (2) *signs* per canopy;
 - b. Shall not exceed six (6) square feet per *sign*;
 - c. May be illuminated; and
 - d. A *sign* permit is required.

R. Special Event Sign. *Special event sign* requirements are as follows:

1. *Grand Opening Sign.*

- a. All businesses shall be permitted to display *grand opening signs*, on a one-time basis, for a maximum of thirty (30) consecutive days. Grand openings may be extended by written approval of the Development Services Manager, or designee, in the event that a business is currently processing for a permanent *sign* approval, but in no event shall the permit exceed sixty (60) days in duration;
- b. Grand opening permits may include banners, pennants, wind-driven spinners, streamers, balloons, flags and inflatable *signs*; and
- c. A *sign* permit is required and must be displayed visible to the public during the allowed time of the permit.

2. *Significant Event Sign.*

- a. Limited to no more than fourteen (14) cumulative days in a calendar year;
- b. May include banners, pennants, wind-driven spinners, streamers, balloons, flags and inflatable *signs*; and
- c. A *sign* permit is required and must be displayed visible to the public during the allowed time of the permit.

3. *Going Out of Business Sign.*

- a. All businesses shall be permitted to display *going out of business signs* on a one (1) time basis for a maximum of thirty (30) consecutive days;
- b. The business shall cease and be discontinued at that specific location upon the disposal of the stock of goods on hand or after thirty (30) days, whichever comes first after the *going out of business signage* is first displayed;
- c. May include banners, pennants, wind-driven spinners, streamers, balloons, flags, and inflatable *signs*; and
- d. A *sign* permit is required and must be displayed visible to the public during the allowed time of the permit.

4. *Permitted Special Event Sign.*

- a. Limited to *banner signs*;
- b. Business(es) that displays such banners must receive a Special Events Permit or be associated with the special event producer or permittee;
- c. Banners may not be displayed until the day(s) of the special event;

- d. Banners must be removed the evening that the special event concludes;
- e. Banners must include copy or graphics specific to the special event; and
- f. No sign permit is required.

S. Subdivision/Apartment Community Advertising Sign. *Subdivision/Apartment Community advertising requirements are as follows:*

- 1. May be maintained for the following time periods:
 - a. *Subdivision* advertising may be maintained for two (2) years from date of sign permit, or until all the *lots* in the *subdivision* are sold, whichever occurs first; and
 - b. Apartment community advertising may be maintained for eighteen (18) months from date of sign permit, or until occupancy permit is issued for the last *building*, whichever occurs first.
- 2. May be illuminated, but shall not be located within one hundred (100) feet of any existing *structure*;
- 3. One (1) sign may be displayed per *street* frontage (perimeter), with a maximum of two (2) such signs per recorded *subdivision* or apartment community;
- 4. Each sign shall not exceed eighty (80) square feet in area nor twelve (12) feet in height;
- 5. Any off premise *subdivision* advertising sign shall not exceed thirty-two (32) square feet in area nor eight (8) feet in height and shall require a *use permit*;
- 6. Total maximum allowable sign area shall not exceed one hundred sixty (160) square feet per recorded *subdivision* including all on-site and off-site signs, or apartment community;
- 7. Festive flags allowed with a maximum height of three (3) feet; and
- 8. A sign permit is required.

T. Subdivision Identification Sign. *Subdivision identification sign requirements are as follows:*

- 1. May be used to identify a *subdivision*;
- 2. May be wall mounted or freestanding;
- 3. Each sign shall not exceed eight (8) feet in height, nor twenty-four (24) square feet in area;
- 4. A twenty-four (24) square foot sign may be displayed on either side of a *street* providing direct access to the *subdivision* and serving as a major entry;

5. May be illuminated per Section 4-902(H); and
6. A sign permit is required.

U. Marquee Sign. Marquee signs for theater, museum, and place of worship requirements are as follows:

1. Marquee signs may use intermittent or scrolling illumination, or changeable copy to display civic, theatrical or performance information;
2. Building Mounted.
 - a. Shall be mounted to the wall or fascia of the *building*;
 - b. Shall be eighty percent (80%) or less of their horizontal or vertical backgrounds unless otherwise approved by design review;
 - c. Shall not exceed the height of the *building*; and
 - d. A sign permit is required.
3. Freestanding.
 - a. Theaters, museums and *places of worship* are allowed one (1) freestanding sign per *street* frontage of the *lot*, center or complex in which the theater/museum, place of worship is located;
 - b. Shall comply with the *freestanding sign* area and height requirements pursuant to Section 4-903(I); and
 - c. A sign permit is required.

V. Window Sign. Window sign requirements are as follows:

1. Shall be limited to twenty-five percent (25%) of the total window area in which it is placed, including all graphics and trademarks. For the purposes of this Code, doors are not considered windows and the twenty-five percent (25%) limitation is measured as the smallest rectangle to include all graphic, logos, and copy. Sign requirements may be modified or revised by the Development Services Manager, or designee, when necessary for security and crime prevention;
2. Shall not be placed above the ground floor of the *building* without a *Development Plan Review* approval; and
3. No sign permit is required.

Section 4-904 Sign Permits, Fees and Procedures.

A. Sign Permits and Fees.

1. A sign permit shall be required in order to erect, install, relocate, modify or change any sign within the city. "Modify", as it is used herein, shall mean any change in or to an existing sign, its face, copy, colors or supporting *structures*; except that *maintenance* of a sign shall not be considered a modification.
2. Failure to conform to the conditions of a sign permit, including any conditions or stipulation attached thereto by the City Council or other decision-making body, shall render such permit void.
3. Refer to Appendix H, for the fee schedule.
4. All electrical work must comply with the Tempe Electrical Code.

B. Permit Procedures. Sign Permit Criteria.

Sign permits are subject to review and approval by the Development Services Manager, or designee, per Section 6-101. The following information shall be submitted to obtain a sign permit, unless prior arrangement is made through the Development Services Manager, or designee:

1. Two (2) drawings, prepared to scale, of the proposed signage shall be submitted to the Development Services Department and shall include all of the following information:
 - a. The address of the site for the proposed signage;
 - b. All sign dimensions, including the height of the signage and all sign area calculations;
 - c. Sign materials and colors;
 - d. A *development* plan showing the proposed locations of signage;
 - e. *Building* elevations drawn to scale and dimension showing proposed locations of signage;
 - f. Details of the light fixture or other source of sign illumination;
 - g. Details of visual screening or shielding of the light fixture;
 - h. The applicant's name, name of business, business address, and work telephone number; and
 - i. The fee as required.